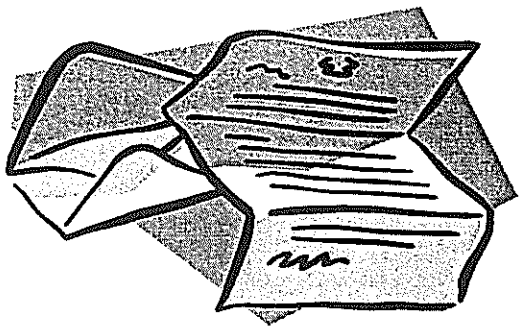
DATE: 11 January 2008

SCANNING INFORMATION SHEET

F/2001/5324

DECISION NOTICE



Application No: F/2001/5324 EXC

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Luff Homes Ltd
C/O P D P
35 St Lukes Road
Maidenhead
Berkshire
SL6 7DN

Application Number: F/2001/5324

Parish: **WOKINGHAM**

Location: **1, Rectory Close, Wokingham.**

Proposal: **Proposed erection of four flats with parking 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. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

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

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

Condition
4. 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
5. 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
6. 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
7. 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.

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

Condition
10. The flats hereby approved shall not be occupied until details of the internal layout of the cycle store, to include at least two Sheffield stands or equivalent stands, have been submitted to and approved in writing by the Local Planning Authority . The cycle store shall be provided, in accordance with the approved details, prior to occupation of any of the flats and shall be retained thereafter.

Condition
11. No building shall be occupied until the vehicular access has been surfaced with a bonded material across the entire width of the access for a distance of seven metres measured from the carriageway edge.

Condition
12. Prior to commencing work on site, 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. The provision should be maintained and used at all times.

Condition
13. Precautions shall be taken for the duration of the construction period to prevent the deposit of mud and similar debris (including blown litter) on the adjacent public highways, in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

Condition
14. The bathroom windows in the side and rear elevations and the first floor kitchen and living room windows in the side elevations of the development hereby permitted shall not at any time be glazed other than with obscured glass.

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

Reason
4. To safeguard visual amenities.

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

Reason
6. In the interests of visual amenity.

Reason
7. In the interests of visual amenity.

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

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

Reason
10. To ensure provision of adequate cycle parking facilities and encourage use of sustainable modes of travel.

Reason
11. To avoid spillage of loose material onto the carriageway and in the interests of road safety.

Reason
12. To prevent queuing and parking off site, in the interests of highway safety and convenience.

Reason
13. In the interests of highway safety and convenience.

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

Informative
1. This permission relates to the application as amended with revised drawing numbers 1465-11D, 1465-12D, 1465-13B and 1465-14C submitted to the Local Planning Authority on 10 May 2002 showing the main front elevation flush with the front elevation of 2 Rectory Close, 8.7 metre ridge height and cycle store at the front of the building and does not approve the proposals as originally submitted.

Informative
2. The applicant is reminded that a Demolition Notice may be required to be served on the Council in accordance with current Building Regulations and it is recommended that the Building Control Section of the Planning Department be contacted for further advice.

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's Planning Department.

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

Berkshire Structure Plan Policies EN1, EN3, H4, H5 and H10.
South East Area Local Plan Policies STV1, STV6, SH1, SH7, SH8, SBE1, SBE2, SBE5, SBE8, SBE9, ST3, SPS3 and SPS4.
Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3, WBE1, WBE10, WBE11, WH1, WH6, WT7, WIC16 the Council's Density Policy.

T. G Watson

Trevor Watson
Development Control Manager
Date: 03/07/2002

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.