APPLICATION NO:
F/2001/5483

LOCATION:
Orchard Cottage Western Avenue, Woodley Reading.

APPLICANT:
Mr P Potter C/O Chambelain Syrad Architecture

PROPOSAL:
Proposed erection of replacement dwelling and garage. Demolition of existing dwelling.

EARLIEST DATE FOR DECISION: **04/01/2002**

APPLICATION WILL HAVE EXPIRED ON:
29/01/2002

APPROVED

CASE OFFICER: **Andrew Thorley**

Heidi Lynch

FILE

597

02

RAILEX
Marbleboard

EASIFILE EP7

(HL)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr P Potter
C/O Chambelain Syrad Architecture
66 Tilehurst Road
Reading
Berkshire
RG30 2JH

Application Number: F/2001/5483

Parish: **WOODLEY**

Location: **Orchard Cottage, Western Avenue, Woodley, Reading.**

Proposal: **Proposed erection of replacement dwelling and garage. 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. 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
4. 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 additional windows or similar openings shall be constructed in the walls of the new buildings on the side elevations except for any which may be shown on the approved drawing(s).

Condition
5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order 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
6. 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
7. The existing vehicular access(es) to the site shall be stopped up and abandoned, and footway and/or verge crossings shall be re-instated to the satisfaction of the Local Planning Authority within one month of the completion of the new access.

Condition
8. 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 7 metres measured from the carriageway edge.

Condition
9. No other development shall be commenced until visibility splays of 2.0 metres by 33 metres to the north-east and 2.0 metres by 90 metres to the south-west have been provided at the proposed access. The visibility splay shall thereafter be kept free of all obstructions to visibility over a height of 0.6 metres above carriageway level.

Condition
10. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority, a scheme of landscaping for additional planting at the front of the property to soften the visual impact of the proposed dwelling. The approved scheme shall be implemented no later than the planting season (1st November - 31st March) following occupation of the dwelling hereby approved. Tree protection measures to BS 5837 will also need to be submitted for the poplar tree during the construction works.

Condition
11. If bats are found during demolition of the existing house, work in the vicinity should stop immediately until advice has been sought and obtained from English Nature.

Condition
12. To protect the occupants of the new dwelling from noise, no development should take place until a detailed scheme for protecting the proposed development from railway noise has been submitted to and approved in writing by the Local Planning Authority. The scheme shall comprise acoustic glazing and ventilators and any other means to protect the dwelling from noise. The approved scheme should be carried out concurrently with the development of the site and then be implemented in full as agreed in writing by the Local Planning Authority before each dwelling is occupied and retained thereafter.

Condition
13. Surface water source control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.

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

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

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

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

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

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

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

Reason
10. In the interests of visual amenity.

Reason
11. To ensure the protection of bats.

Reason
12. To protect the occupants of the dwelling from noise.

Reason
13. To prevent the increased risk of flooding and to improve water quality.

Informative
1. 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 Policy EN1.
Loddon Area Local Plan Policies LBE1, LBE2, LT6 and LTV6.
Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1 and WT6.

Informative
2. The Head of Engineering Services at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.

Informative
3. The applicant should contact the Environmental Protection and Housing Team at an early stage to discuss the requirements of the noise protection scheme.

Informative
4. Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
Contact David Walters on 01276 454365 for further details.

Anna Cronin
Head of Planning & Transportation
Date: 28/01/2002

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 6482 (Direct Line)

E-mail:

Date. 29 May, 2002

My ref. HL/MLT/F/2001/5483

Your ref.

Mr Paul Potter
7 East Park Farm Drive
Charvill
RG10 9UG

Dear Sir,

RE: DISCHARGE OF CONDITIONS FOR ORCHARD COTTAGE, WESTERN AVENUE, WOODLEY – APPLICATION NO F/2001/5483

I refer to your roof tile sample submitted into this office. The following letter deals with the discharge of the conditions attached to the above decision.

Condition 2

This condition deals with materials. The following materials are considered acceptable to Council:

- Turka bricks, Kassandra type and multi-red coloured (for walls) – approved as per letter dated 04/04/02.
- Weathered Phalempin NG patterned roof tile.

This condition can now be discharged.

I hope this information is clear, however should you wish to discuss any matter arising from this please do not hesitate to contact Heidi Lynch on the above number.

Yours sincerely,

MLT

M L THORP
Principal Development Control Officer

Tel. 0118 974 6482 (Direct Line)

E-mail:

Date. 4 April, 2002

My ref. HL/MLT/F/2001/4674

Your ref.

Mr Paul Potter
7 East Park Farm Drive
Charvill
RG10 9UG

Dear Sir,

RE: DISCHARGE OF CONDITIONS FOR ORCHARD COTTAGE, WESTERN AVENUE, WOODLEY – APPLICATION NO F/2001/4674

I refer to your letter and brick sample submitted into this office on 21st March 2002. The following letter deals with the discharge of the conditions attached to the above decision.

Condition 2

This condition deals with materials. The following materials are considered acceptable to Council:

- Turka bricks, Kassandra type and multi-red coloured (for walls).

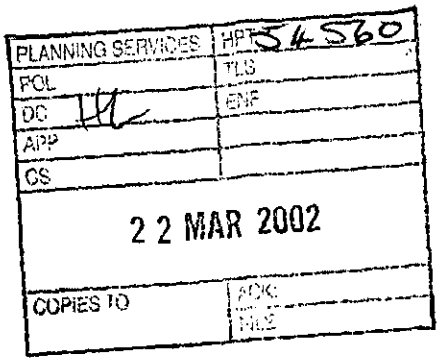
You will need to send in a roof tile sample for this condition to be discharged completely.

I hope this information is clear, however should you wish to discuss any matter arising from this please do not hesitate to contact Heidi Lynch on the above number.

Yours sincerely,

M L THORP
Principal Development Control Officer

Mr. Paul Potter
7 East Park Farm Drive
Charvill
RG10 9UG



Wokingham District Council
P.O. Box 153
Shute End
Wokingham
Berkshire
RG40 1WL

21st March 2002

FAO Planning Department

Dear Sirs

RE: Orchard Cottage, Western Avenue, Woodley.

Planning Application ~~FP/2002/2845/~~ F/2001/4674

5 Broom dwelling.

The bricks we intend to use on the above property are manufactured by Turka, type Kassandra and colour multi red. Can we please have your approval for these?

Yours faithfully

pp

Paul Potter.

checked on site on 3/4/02 & bricks are okay

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 3 December, 2002
My ref. AO/F/2002/7126
Your ref. 2733.07

David Syrad Architect
1 Halfacre Close
Spencers Wood
READING
RG7 1DZ

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Dear Mr Syrad

PLANNING APPLICATION F/2001/5483
PROPOSED ERECTION OF REPLACEMENT DWELING AT ORCHARD COTTAGE, WESTERN AVENUE, WOODLEY

Thank you for your letter of 29 November and enclosed plan. I confirm the proposed alterations to the porch are accepted as a minor amendment to the above permission.

Yours sincerely

AO -

MRS A ODELL
Planning Officer

DAVID SYRAD ARCHITECT

D.Arch. (Kingston) RIBA. Chartered Architect

1 HALFACRE CLOSE, SPENCERS WOOD, READING, RG7 1DZ. TEL: 0118 988 8866

PLANNING SERVICES | HPT 63841
POL
DC Amo | ENF
CS
02 DEC 2002
COPIE

Mrs A O'Dell, Planning Officer
Wokingham District Council
PO Box 157, Civic Offices
Shute End
Wokingham
Berks
RG40 1WR

2733.07

29th November 2002

Dear Mrs O'Dell

RE: ORCHARD COTTAGE, WESTERN AVENUE, WOODLEY
APP.NO. F/2002/7126

I enclose two copies of a sketch showing the porch at the above property revised from a sloping roof to a gable with posts. The framework of the porch will be open and exposed timbers will be oak.

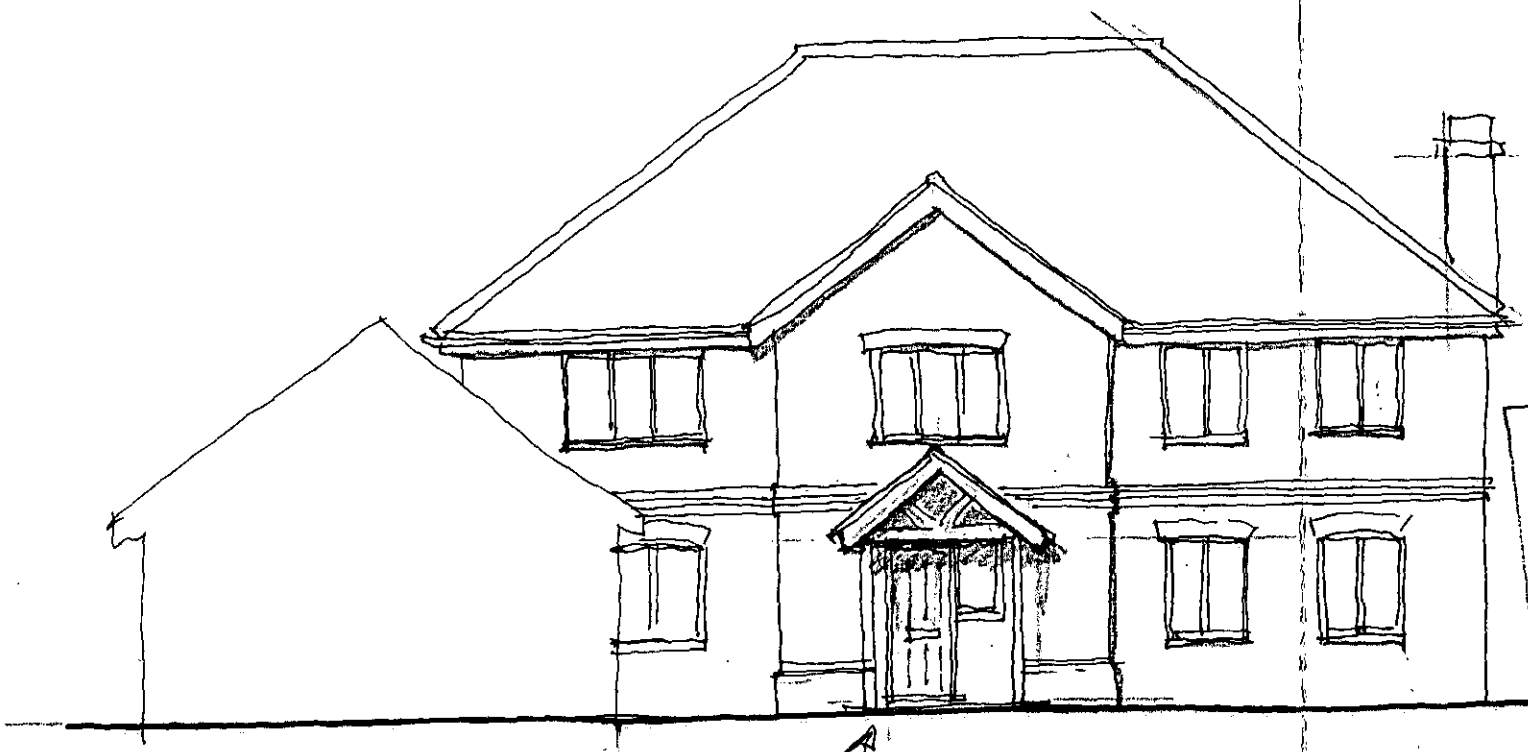
I would be grateful if you would treat this change as a minor amendment to the above approval.

Thank you for your assistance and please telephone if you need any further information.

Yours sincerely

David Syrad

Copy: Mr P Potter



REVISED PORCH

FRONT (N.W.) ELEVATION
ORCHARD COTTAGE
WESTERN AVENUE
WOODLEY.
1:100 NOV. 02

PLANNING
POL
DC
HFT
TLS
BHF
COPIES TO
02 DEC 2002

Tel. 0118 974 6482 (Direct Line)
E-mail: Heidi.Lynch@wokingham.gov.uk
Date. 9 May, 2002
My ref. BC/DC/2001/5483

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Mr P Potter
c/o Chamberlain Syrad Architecture
66 Tilehurst Road
Reading
RG30 2JH

Dear Sirs

PLANNING PERMISSION 2001/5483
SITE: ORCHARD COTTAGE, WESTERN AVENUE, WOODLEY

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

I would like to take this opportunity to remind you that Planning Permission Number 2001/5483 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

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

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

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

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

Yours faithfully

HEIDI LYNCH
Planning Assistant

finished

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS — **CASE OFFICER**

PLANNING APPLICATION NUMBER	[redacted] 5483 Heidi Lynch
BUILDING CONTROL NUMBER	FP 2002/2845 North
~~APPLICANT~~/AGENT	Chamberlain Synad
ADDRESS OF SITE	Orchard Cottage Western Avenue Woodley
DESCRIPTION OF PROPOSED WORK	new detached house + garage. demolish existing

DRAWING NUMBERS	BC	DC
BLOCK PLAN	2260 14	2260 6C
ELEVATIONS	2260 13	— " —
FLOOR PLANS	2260 11	— " —

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	28/1/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	BC drain differently	
DATE	5/4/02	

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

COMMENCED ON SITE	12/3/02
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WOKINGHAM UNITARY
Aiming for Excellence

Applicationo	Name & Address
F/2001/5483	P. G. Prince Oaktrees Western Avenue WOODLEY RG5 3BN
F/2001/5483	Roger Bashford St Giles Western Avenue WOODLEY RG5 3BN
F/2001/5483	T. Clark 23 Milton Road EARLEY RG6 1EN
F/2001/5483	Mr & Mrs P.W. Gibbs 10 Tiverton Close WOODLEY RG5 3BE

App approved
letter sent 04/02/02

No	Std Con	Std Reas	Non Std Conditions/Reasons for refusal
1.	C001	R001	Time limit
2.	C012	R012	External materials
3.	C040	R040	No permitted development
4.	CO44	R044	Insert – walls of the new buildings on the side elevations
5.	C049	R049	Garage retained for parking
6.	C122	R122	Parking and Turning
7.	C135	R135	Stopping up access
8.	C140	R140	Insert – 7.0 metres
9.	C127	R127	Insert – 2.0 metres by 33 metres to the north-east and 2.0m by 90 metres to the south-west Insert – the proposed access
10.		R150	No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority, a scheme of landscaping for additional planting at the front of the property to soften the visual impact of the proposed dwelling. The approved scheme shall be undertaken no later than the planting season (1st November - 31st March) following occupation of the dwelling hereby approved. Tree protection measures to BS 5837 will also need to be submitted for the poplar tree during the construction works.
11.			If bats are found during demolition of the existing house, work in the vicinity should stop immediately until advice has been sort and obtained from English Nature. Reason: To ensure the protection of bats
12.			To protect the occupants of the new dwellings from noise, no development should take place until a detailed scheme for protecting the proposed development from railway noise has been submitted to and approved in writing by the Local Planning Authority. The scheme shall comprise acoustic glazing and ventilators and any other means to protect the dwelling from noise. The approved scheme should be carried out concurrently with the development of the site and then be implemented in full as agreed in writing by the Local Planning Authority before each dwelling is occupied and retained thereafter. Reason: To protect the occupants of the dwelling from noise
13.			Surface water source control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences. Reason: To prevent the increased risk of flooding and to improve water quality

Informatives for Approvals:

1.	N16
2.	N07
3.	The applicant should contact Environmental Protection and Housing Team at an early stage to discuss the requirements of the noise protection scheme.

28.1.02

4.	Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions. *Contact David Walters on 01276 454365 for further details*

Policies	
Wokingham District Plan:	WOS3, WBE1, WT6
Loddon Area Local Plan:	LBE1, LBE2, LT6, LTV6
Berkshire Structure Plan:	EN1

Application Number: F/2001/5483

Appraisal:

The proposed development is the demolition of an existing dwelling and the construction of a replacement dwelling. A planning approval was granted for a two-storey side extension, a rear conservatory extension and a front porch and double garage to the existing house on site in October 2001 (F/2001/4674). Since this time the applicant has decided the condition of the building is worse than expected, hence the current application.

Western Avenue consists of a variety of residential houses varying in size, age, style and design. The existing derelict house to be demolished is located on a triangular wedge shaped plot.

The previously approved application is very similar in nature to the proposed new house. The new house will be two-storeyed, rectangular shaped and will have a hipped roof. There will be a chimney located on the two side elevations of the house. There will be no windows or doors in the side elevation of the main dwelling. A double garage will be located in front of the house close to the side boundary with 'Oak Trees', the adjoining property. This garage will have a high pitched roof (ridge height of 5.5m) and will have room for storage in the loft area created. The garage will be linked to the proposed main dwelling by a single storey utility room with a pitched roof having a maximum height of 4.2m. This will also run close to the side boundary with 'Oak Trees'.

1. Impact upon neighbouring properties

The properties most effected by the proposed new house will be 'Oak Trees' to the east of the site, and 'Tamarisk', located to the south-west of the site.

The proposed new house has no windows in the side elevation and the windows to the front and rear of the proposal would result in no further overlooking compared to what was previously approved on site.

The property owners of Oak Trees have sent in a submission stating they do not object to the application, however would like to see a few changes made:

- They believe the proposed garage is too high and would like it to be reduced in height to match the utility room;
- They do not want a chimney on the side elevation of the house as it is considered to be unsightly.

The proposed garage and utility room is basically exactly the same as that previously approved. They are located in the same position in the section and are the same distance to the boundary line. The utility room is slightly further back from the side boundary line than the previous application. As the previous application was approved and the garage and utility room are basically similar, it is considered that they cannot be refused. The chimney is a design feature of the proposed house and matches the proposed chimney on the other side elevation.

The main bulk of the new house is to be 1.0m higher than the previously approved plans as well as longer in depth by 2.08m. The new house will also be placed on an angle rather than front-on. This however will have no greater effect in terms of being overbearing and loss of day-light on 'Oak Trees' than the previously approved plans.

'Tamarisk' is a two-storey extended semi-detached house with attached garage adjacent to the proposal. The main windows at ground floor and first floor level face the front and rear gardens. There is one window on the side flank elevation at first floor level. The new house will be at least 6.0m from the Tamarisk, and as a result there should be no significant daylight impact caused. Although the new house will be bigger than the previously approved plans, it will not be overbearing to Tamarisk as it is placed further back in the section therefore only part of it will be seen from the front elevation windows.

It is therefore considered that there would be no significant detrimental impacts upon neighbouring properties arising from this development.

2. Impact upon the street scene

The land slopes steeply down to the site from the road. The proposed new house will be bigger than what currently exists on site and also bigger than the previously approved extensions to the original house. It is proposed that the hedging at the front of the property will be retained, providing some form of screening. As the houses in the area are of varying designs, the new house will not look out of character with the street scene. It is therefore considered that there would be no adverse effects upon the character of the street scene or the visual amenity of the area.

Our landscape architect has no objections to the proposal. The applicant will be required to submit a detailed landscape scheme for additional planting at the front of the property to soften the visual impact of the proposed dwelling within the street scene.

A bat survey report was completed on the existing house to be demolished. No evidence of bats were found in the survey.

3. Impact upon highway safety

A new access is to be created onto Western Avenue with a new driveway and turning space. The number of bedrooms on the new house is 5 resulting in the need for 4 on-site parking spaces. The double garage provides 2 spaces and there is room on the driveway for another two. The highways department are satisfied the parking standard has been meet and providing the parking is permanently maintained there would be no implications to the highway safety of the site.

Recommendation: Approval: ✓ ~~**Refusal:**~~

WORK SHEET FOR : Andrew Thorley

Application Number : F/2001/5483

Applicant : Mr P Potter C/O Chambelain Syrad Architecture.

Location : Orchard Cottage, Western Avenue, Woodley, Reading.

Proposal : Proposed erection of replacement dwelling and garage. Demolition of existing dwelling.

Site Notice Displayed ? :	YES	NO	DATE
		✓	16/01/02

Date of Neighbour Notifications : .....

Date of Site Visit : 16/01/02

Date Registered : 04/12/2001

Earliest Date for Decision : 04/01/2002

Latest Consultation Date/Site Notice Expiry Date : 04/01/2002

This application will have expired on: 29/01/2002. 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 :

Countryside Officer - bat report was negative. Condition to be attached.
Envir Health - approval with conditions
Trees - approval with conditions re landscaping & tree protection measures
"Oak Trees" - garage is too high; do not want chimney facing their property - would like amendments to make it more aesthetically pleasing.
Highways - approval with conditions C049, C122, C127, C135, C140, N07
Woodley Town - object as lack of screening would mean dwelling is visually intrusive on street scene. Also overlooking of Tamarisk & over-development of site.

Planning Issues : Tamarisk - object as believe it is an overdevelopment of the site.

Identified settlement) WBE1, WOS3
Impact on neighbours) LBE1, LBE2, LTV6
Impact on street scene) EN1
Parking - NT6, LT6

Saint Giles - reservations re tree removal & garage

Environment Agency - no objection but condition & informative to be added.

Loddon Area Local Plan

RECORD OF SITE VISIT

SITE ADDRESS: Orchard Cottage
Western Avenue Woodley Reading.

APPLICATION NUMBER: F/2001/5483

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 16/01/02

1 SITE/STATUTORY NOTICE DISPLAYED ? No – consultations carried out by letter

2. DESCRIPTION OF SURROUNDINGS

cleared section with derelict house.

3. DESCRIPTION OF SITE/BUILDING

Old house on empty section ready for removal.
Section is triangular shaped.

4. RELATIONSHIP TO ADJOINING PROPERTIES

Tamarisk - garage along boundary. One first floor level side elevation window. Front flank with windows be some distance away.

Oak trees - one side window ground floor towards rear.

5. SITE CONSTRAINTS

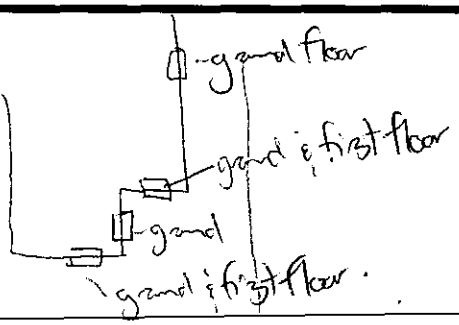
TREES only along front - will be retained

ACCESS/PARKING

LEVELS rises up to road at front, otherwise flat.

BOUNDARY TREATMENT wooden fences along side boundary

OTHERS



1327

WOKINGHAM DISTRICT COUNCIL

To ~~Andrew~~ transferred to Heidi Lynch

Date 23/1 Time 9.30

WHILE YOU WERE OUT

F/2001/5403

Name Mr Gubbs (neighbour)

Of Western Ave

Phone No. 0118 9690683 Ext.

Phoned	✓	Please call back	✓
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE re: application for demolition & rebuilding. (in Western Ave)

He is sending in objections but would like to speak to you. also.

Signed

Tel: 0118 974 6441

Date: 18 January 2002

My ref: F/2001/5483

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

CONFIDENTIAL

Councillor Dredge
67 Welford Road
Woodley
RG5 3QS

Dear Councillor

Application Number: F/2001/5483
Orchard Cottage, Western Avenue, Woodley, Reading.
Proposed erection of replacement dwelling and garage.
Demolition of existing dwelling.

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

If you have any questions please do not hesitate to contact ~~**Andrew Thorley**~~ HEIDI LYNCH on **0118 974 ~~6441~~** 6482.
If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 28 January 2002

Yours faithfully

M L Thorley

Principal Development Control Officer

LISTING FORM Heidi Lynch
Case officer: ~~**Andrew Thorley**~~ Application Number: **F/2001/5483**
Orchard Cottage, Western Avenue, Woodley, Reading.
Proposed erection of replacement dwelling and garage. Demolition of existing dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor Dredge

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

Tel: 0118 974 6441

Date: 18 January 2002.

My ref: F/2001/5483

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

CONFIDENTIAL

Councillor Lennard
8 Headley Close
Woodley
RG5 4SF

Dear Councillor

Application Number: F/2001/5483
Orchard Cottage, Western Avenue, Woodley, Reading.
Proposed erection of replacement dwelling and garage.
Demolition of existing dwelling.

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

If you have any questions please do not hesitate to contact ~~Andrew Thorley~~ Heidi Lynch on **0118 974 ~~6441~~ 6482**.
If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 28 January 2002.

Yours faithfully

Principal ~~Development~~ Development Control Officer

LISTING FORM Heidi Lynch.
Case officer: ~~Andrew Thorley~~ Application Number: **F/2001/5483**
Orchard Cottage, Western Avenue, Woodley, Reading.
Proposed erection of replacement dwelling and garage. Demolition of existing dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor Lennard

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

Tel: 0118 974 6441

Date: 18 January 2002

My ref: F/2001/5483

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

CONFIDENTIAL

Councillor McCann
5 Seaford Gardens
Woodley
RG5 3LN

Dear Councillor

Application Number: F/2001/5483
Orchard Cottage, Western Avenue, Woodley, Reading.
Proposed erection of replacement dwelling and garage.
Demolition of existing dwelling.

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

If you have any questions please do not hesitate to contact ~~Andrew Thorley~~ Heidi Lynch on 0118 974 ~~6441~~ 6482.
If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 28 January 2002

Yours faithfully

Principal Development Control Officer

LISTING FORM
Case officer: ~~Andrew Thorley~~ Heidi Lynch Application Number: **F/2001/5483**
Orchard Cottage, Western Avenue, Woodley, Reading.
Proposed erection of replacement dwelling and garage. Demolition of existing dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

Signed: _____ Date: _____

Councillor McCann

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

Received after decision was made. OBS

PLANNING SERVICES	HPT
POL	TLS
DC HL	ENF
RGP	
CS	
23 JAN 2002	
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10 TIVERTON CLOSE
WOODLEY
READING
RG5 3BE
22 01 02

PHONE 0118 9690683

DEAR SIR

REF:- PLANNING APPLICATION F/2001/5483

WE WISH TO OBJECT TO THE CONSTRUCTION OF THE APPLICATION ABOVE

THE LATEST APPLICATION IS FOR THE BUILDING TO BE ERECTED APPROX 30° TURN FROM THE ORIGINAL BUILDING LINE. THE REAR ELEVATION 3 BEDROOMS WILL BE OVERLOOKING OUR PROPERTY AND INTO OUR LOUNGE & KITCHEN

WE HAVE NO OBJECTION IF A NEW BUILDING IS ERECTED KEEPING THE ORIGINAL BUILDING LINE AND ALL WINDOWS WOULD THEN LOOK OUT TO ITS OWN GARDEN.

ALSO THE PLAN OF THE LOFT DOES NOT SHOW ANY ROOF LIGHTS, WE WOULD EXPECT THIS TO BE TRUE AND NOT TO BE INCLUDED WHEN CONSTRUCTED.

ALREADY THE NEW ACCESS HAS BEEN CONSTRUCTED IN THE WRONG POSITION AND A TREE HAD TO BE CUT DOWN WHICH WAS ON THE PUBLIC VERGE

WE WERE NOTIFIED OF THE PREVIOUS PLANNING APPLICATIONS Nos 3238. 4134 & 4674 BUT NOT OF 5483.

WE WERE ONLY INFORMED OF THIS APPLICATION TO-DAY BY NEIGHBOURS. SO THIS IS THE EARLIEST OPPORTUNITY WE HAVE HAD

TO INFORM YOU OF OUR OBJECTIONS.
WE WOULD LIKE YOU TO TO STUDY OUR OBJECTIONS BEFORE A DECISION IS MADE. WHICH WE UNDERSTAND IS ON TUESDAY 29 01 02.

YOURS FAITHFULLY

MR & MRS D.N. GIBBS

P.S.
THE ARCHITECT APPEARS TO BE TRYING TO PUT A "QUART INTO A PINT POT"

HL

Carol Hurst

PLANNING SERVICES	HPT
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CS	
0 2 JAN 2002	
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	FILE:

From: Ian Jordan
Sent: 27 December 2001 16:05
To: Carol Hurst
Subject: FW: Comments on Planning Applications

From: WebComments@wokingham.gov.uk[SMTP:WEBCOMMENTS@WOKINGHAM.GOV.UK]
Sent: Thursday, December 27, 2001 4:12:04 PM
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications
Auto forwarded by a Rule

****

NatureofEmail: Comment
ApplicationNumber: F/2001/5483
Correspondent_FullName: Roger Bashford
Correspondent_StreetAddress: St. Giles
Correspondent_Address2: Western Avenue
Correspondent_Town: Woodley, READING
Correspondent_County: Berkshire
Correspondent_PostCode: RG5 3BN
Correspondent_Telephone: 0118 9692283
Correspondent_Email: rogerthebasher@aol.com

Comments:

Dear Sirs

I am in receipt of your letter dated 11 December 2001, which arrived on 18 December 2001, regarding the application to build a 5 bedroom house on the above land and would like to make the following comments.

1. Althought there is nothing I can complain or object too, regarding the actual builing, I wonder if the present owner (P. P Construction) has applied for a family house, as originally intended or is this a buisness venture with a view of selling the property, once built?

2.It seems a shame that one of the original buildings from this end of Western Avenue is again being allowed to be demolished. this will only leave "The Knowl"

3. Does the new house contravene the existing building lines? Looking at the proposed drawings at Woodley Library. I have my doubts.

4. The application shows 1no. existing popular tree at the front of the site. This is infact an ash tree and there were as my previous letter, 2no. mature trees at the rear of the property which were felled, both being 20m + and in good condition. (I have phographic evidence to prove this, and not damaged by a JCB, etc. as I have recently heard as an excuse for their removal. Also, subsequently, a sound mature oak tree has been removed from the front boundary, hopefully with your permission?

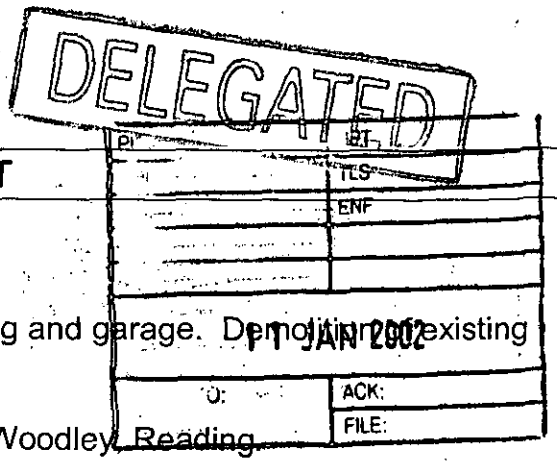
5. My other reservation would be that the garage section of the proposed building will slightly obstruct my view alony Western Avenue.

Yours faithfully

Roger Bashford.

FROM: Andrew Thorley HL

DATE: 11 December 2001



WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2001/5483

Proposal: Proposed erection of replacement dwelling and garage. Demolition of existing dwelling..

Site Address: Orchard Cottage, Western Avenue, Woodley, Reading.

Applicant: Mr P Potter C/O Chambelain Syrad Architecture.

Your observations are required in respect of this application **by 04/01/2002** .

The committee regretted the loss of screening and a number of trees which were a valuable part of the street scene and considered that this proposal would be an over development of the site.

There would be considerable overlooking and dominance of the neighbouring house 'Tamarisk' which would be accentuated by the difference in ground levels. The lack of tree cover would make this large dwelling more visually intrusive on all neighbouring properties.

SIGNED: _____ DATE: 10.1.02.

Clerk To Woodley Parish/Town Council.

Carol Hurst

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From: Ian Jordan
Sent: 03 January 2002 20:46
To: Carol Hurst
Subject: FW: Comments on Planning Applications

From: WebComments@wokingham.gov.uk[SMTP:WEBCOMMENTS@WOKINGHAM.GOV.UK]
Sent: Thursday, January 03, 2002 8:53:34 PM
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications
Auto forwarded by a Rule

****

NatureofEmail: Object
ApplicationNumber: F2001-5483
Correspondent_FullName: T.Clark
Correspondent_StreetAddress: 23 milton road
Correspondent_Address2: Earley
Correspondent_Town: Reading
Correspondent_County: Berks
Correspondent_PostCode: rg6 1en
Correspondent_Telephone: 0118 9661057
Correspondent_Email: tony@greenmelons.co.uk

Comments:

Dear Sir,

We have just made an offer to buy "Tamarisk" on Western Avenue Woodley the house next door to Orchard Cottage re-application F2001-5483.

I would like to express my concern of the planning application for this property, the original plan to extended the existing property was fine, but now the new application seem to be a major development of the site.

We feel that the site is being over developed, and would like to object to the current planning application.

Regards

T Clark

ENVIRONMENT AGENCY

Our Ref : SP/2001/005031-1/1
Your Ref : F/2001/5483

Date : 15 January 2002

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District Planning Officer
Wokingham District Council
Council Offices
PO Box 157 Shute End
Wokingham
Berkshire
RG40 1WR

Dear Mr Thorley HL

REPLACEMENT DWELLING AND GARAGE ORCHARD COTTAGE, WESTERN AVENUE, WOODLEY, READING

Thank you for your letter dated 11th December 2001, received on 14th December 2001. Please quote the following reference in any correspondence: **SU77SE/22/18**. The Environment Agency has no objection, in principle, to the proposed development provided that the following conditions are imposed on any planning permission granted:

PLANNING CONDITIONS:

CONDITION: Surface water source control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.
REASON: To prevent the increased risk of flooding and to improve water quality.
(Note: The Environment Agency asks to be consulted on any details submitted pursuant to the above condition)

PLANNING INFORMATIVES

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

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
Contact David Walters on 01276 454365 for further details.

ADVICE TO PLANNING AUTHORITY

Surface Water Discharge

In order to manage the disposal of surface water in a more sustainable manner, taking into

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

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

Our general criteria are:
· The discharge from the developed site should mimic that from an existing greenfield site as far as practical. Thus in a 1 year event the discharge should be the same as for a greenfield site, and in a 10 year event, and similarly in a 100 year event. So across the range of return periods a natural greenfield runoff is simulated; and
· Storage should be provided to protect from a 1 in 100 year storm.

Landfill Gas Risk

According to our records, there are no landfill sites, operational or closed, within 250 metres of the site.

Presence of a Watercourse

We are not aware of any watercourses on the site, but should there be any, we advise that:
(1) they should not be culverted; and
(2) a buffer zone is left on either side of any watercourse, and
(3) culverted watercourses should not be built over, but should ideally be opened up and made a feature of the site.

In any case, you should note that culverting of a watercourse requires the prior written approval of the local authority under the terms of the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Agency seeks to avoid culverting, and its consent for such works will normally be withheld.

ADVICE TO APPLICANT

Surface Water Discharge

The Environment Agency would also encourage the developer to be aware of the advice set out in paragraphs 40 to 42 inclusive, and Appendix E of PPG 25; Sustainable Drainage Systems. This paragraph explains that sites are not just at risk from fluvial and tidal flooding alone. Surface water flooding and drainage problems due to the increase in impermeable area, also occur on site, and can have significant impacts downstream of a development site. PPG 25 then goes on to explain the use of sustainable drainage systems to control surface water run-off as close to the source as possible. The Environment Agency would be keen to provide further information on these drainage systems, and be happy to discuss the use of these techniques at the application site.

Pollution Control

Clean Roof and Surface Water

The site is not situated within a currently designated public water supply groundwater source protection zone. In this case, shallow soakaways would be acceptable for the disposal of clean surface and roof water provided they are not constructed so that they penetrate the water table, or in any event exceed 3 metres in depth below existing ground level.

Surface water from hard standing areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar. Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

Foul Water
All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

Wildlife Conservation

Wildlife Protection
Essential tree felling, branch lopping or scrub clearance should avoid the bird nesting season (generally March to August inclusive). This avoids disturbing wild birds during a critical period and will help to prevent possible contravention of the Wildlife and Countryside Act 1981, which protects nesting wild birds and their nests.

Trees to be felled should be inspected for bats prior to felling. All species of bat in Britain and their roost's are afforded special protection under the Wildlife and Countryside Act 1981. If bats are found, English Nature must be contacted for advice.

The developer should avoid gaining access, storing materials and spoil spreading on adjacent areas of important wildlife habitat. Such areas include hedgerows; woodland pockets; patches of tall grassland and areas adjacent to waterbodies.

Landscaping
Tree and shrub removal from the site should be minimised if works proceed. Professional tree surgery should be carried out in preference to felling wherever possible so trees can be made safe and retained on site. Any retained trees must be protected during construction. Appropriate replacement planting should be provided for any vegetation lost, disturbed or degraded during works.

Wildlife Enhancement
Bird nesting and roosting sites should be built into the development through the incorporation of ledges, crevices and holes, where possible. The incorporation of bat roosts into the design of the building should also be considered.

Natural Drainage
The development should incorporate Sustainable Urban Drainage (SUDs) utilising surface water for landscape irrigation and water features. This should include making use of permeable surfaces and other similar measures to reduce the risk of non-point source pollution or excessive surface water run-off. This might include the use of gravel surfaces in paths, parking spaces and driveways.

Environment Agency
Swift House, Frimley Business Park, Camberley. Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

Water Conservation

Household Use

Water is one of our most precious natural resources, and the Environment Agency is keen to ensure it is used wisely:

* Water use for WC flushing can represent 35% of all household use. The applicant should consider installing low (6 litres or less) or dual flush toilets.
* 10% of household water use comes through wash hand basin taps. The installation of water-efficient taps such as spray taps can reduce consumption from this source by up to a half.
* A shower uses less than half the water used for a bath. Power showers on the other hand can use as much water as a bath in just 5 minutes Shower units using a maximum of 9 litres of water a minute should be fitted.

Domestic Appliances

If domestic appliances are to be provided in the new property, the applicant is asked to consider installing water and energy efficient models. Most products such as washing machines and dishwashers are now advertised with energy and water use information.

Gardens

As much as 30% of domestic water consumption in the summer can be used on the garden. To encourage sensible use of water in the garden, the Agency recommends installation of the following in all new property(ies):

* a water butt linked to a downpipe
* provision of a thick layer of good quality top soil
* if the garden is to be planted, use of drought-tolerant turf and plants.
* if a hose-pipe is to be provided in the new property(ies), a trigger nozzle should be fitted to prevent wastage of water.
* Low-water irrigation systems may also be appropriate provided that information on their sensible use is provided to the home-owner.

Maintaining lawns, gardens and other planted areas need not require vast amounts of watering. A few simple measures can be taken to reduce the amount of water required. On this site the Environment Agency would encourage the applicant to consider the following:

* grass should not be mown too often or too short this only encourages shallow roots, which are more likely to dry out
* use of mulches or ground cover plants to retain soil moisture
* provision of shade for those plants that require more water
* watering, when necessary, in the early morning or evening to reduce evaporation losses.

Grey & Rain Water Recycling

Rainwater and grey water recycling is becoming increasingly popular. It can reduce household water use by up to 30%. A number of systems are available which collect, treat and store rain- or grey water for WC flushing or garden/outside watering.

The Environment Agency would be happy to provide further information on these ideas, and be happy to discuss the use of these techniques at the application site. Please contact us.

Sustainable Construction

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

The design of the built environment will be a major influence on the extent to which new development is sustainable. The enclosed leaflet sets out ideas for achieving more sustainable forms of development. The Environment Agency encourages both developers and local authorities to promote new technologies to reduce the consumption of both water and energy.

DECISION NOTICE

Please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent. If you have any further queries, please contact me, quoting the reference at the beginning of this letter.

Yours sincerely

MATTHEW ROSE
Development Planning Officer

Direct dial: 01276 454349
Direct fax: 01276 454352
Email: matthew.rose@environment-agency.gov.uk
CC: Chamberlain Syrad Architects

AT 068

P.G. PRINCE
OAKTREES'
WESTERN AVENUE
WOODLEY BERKS.
RG5 3BN.

16.12.01.

18 DEC 2001	
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	FILE:

REF TO APPLICATION NO F/2001/5483

DEAR SIRS.

AS THE RESIDENTS OF THE HOUSE NEXT TO ORCHARD COTTAGE, WE ARE NOT OPPOSSED TO THIS APPLICATION. WE SHOULD LIKE TO POINT OUT THAT THE PLANS ARE NOT AS WE WOULD LIKE TO SEE.

NO 1. THE GARAGE IS FAR TO HIGH AND BELEIVE IT SHOULD BE THE SAME HEIGHT AS THE UTILITY ROOM

NO 2. WE ARE NOT HAPPY WITH THE CHIMNEY ON OUR SIDE AND WOULD LIKE TO SEE THIS DONE AWAY WITH.

NO 3. THE WHOLE SIDE OF THE HOUSE FOR US TO LOOK AT ISN'T VERY NICE, AND JUST FEEL IT COULD BE IMPROVED BY THIS COUPLE OF SUGGESTIONS.

YOURS FAITHFULLY

P J Prince.

HIGHWAYS CONSULTATION SHEET

From: Andrew Thorley **Date:** 11 December 2001

Application Number: F/2001/5483

Proposal: Proposed erection of replacement dwelling and garage. Demolition of existing dwelling.

Parish: WOODLEY TOWN

Site Address:
Orchard Cottage, Western Avenue, Woodley, Reading.

Applicant:
Mr P Potter C/O Chambelain Syrad Architecture.

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).

Same conditions as app no. 4674.

✓

C049, R049
C122, R122
C127 (insert: "... visibility splays of 2m by 33m to the northeast & 2m by 90m to the southwest have been provided at the proposed access"). R127

C135 R135
C140 (inset 7m) R140
N07

Signed: _____ **Print name:** AC 13/12/01

TO: **DEVELOPMENT CONTROL**
Andrew Thorley

FROM: Environmental Design

DATE: 14 January 2002

Location:	Orchard Cottage, Western Avenue, Woodley, Reading
Proposal:	Proposed erection of replacement dwelling and garage. Demolition of existing dwelling.
Application Number:	F/2001/5483

In response to your consultation dated 11 December 2001 for the above application, the landscape comments are as follows:

The site has recently been cleared of vegetation leaving the existing poplar at the front of the property and hedge along boundary with Western Avenue.

The mass and the built element of the proposed house and garage within the site are significantly larger than the existing dwelling, bringing the proposed property within approximately 1m of Tamarisk and Oak Trees.

If the application is considered acceptable the applicant will be required to submit a detailed landscape scheme for additional planting at the front of the property to soften the visual impact of the proposed dwelling within the street scene. Tree protection measures to BS 5837 will also need to be submitted for the poplar during the construction works.

Catherine Brimble

Catherine Brimble
Landscape Architect

See Part One all plans

To:
Landscape and Trees

17 DEC 2001

From: Andrew Thorley

Date: 11 December 2001

Application Number: F/2001/5483

Proposal: Proposed erection of replacement dwelling and garage. Demolition of existing dwelling..

Site Address:
Orchard Cottage, Western Avenue, Woodley, Reading.

Applicant:
Mr P Potter C/O Chambelain Syrad Architecture.

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

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING

MEMORANDUM

To:	Andrew Thorley Development Control	Your Ref:	F/2001/5483
From:	Tom Payne Environmental Health	My Ref:	20015897
		Date:	17 December 2001

PROPOSED ERECTION OF REPLACEMENT DWELLING AND GARAGE. DEMOLITION OF EXISTING DWELLING.

ORCHARD COTTAGE, WESTERN AVENUE, WOODLEY.

These proposals have been evaluated and I recommend the following condition is attached to any consent.

1. To protect the occupants of the new dwellings from noise, no development should take place until a detailed scheme for protecting the proposed development from railway noise has been submitted to and approved in writing by the Local Planning Authority. The scheme shall comprise acoustic glazing and ventilators and any other means to protect the dwellings from noise. The approved scheme should be carried out concurrently with the development of the site and then be implemented in full as agreed in writing by the Local Planning Authority before each dwelling is occupied and retained thereafter.

2. That an informative is attached recommending the applicant contact Environmental Protection & Housing Team at an early stage to discuss the requirements of the noise protection scheme.

Please forward these comments to the applicants for their information and should you or the applicant have any queries regarding these points please do not hesitate to contact me to discuss them.

T. Payne.

TOM PAYNE
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION & HOUSING

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CHAMBERLAIN SYRAD ARCHITECTURE

SNOOK HOUSE, 66 TILEHURST ROAD, READING, RG30 2JH
TEL: 0118 939 4554

Andrew Thorley
Wokingham District Council
Planning Department
Shute End
Wokingham
RG40 1BN

2260P104

21 January 2002

Dear Mr Thorley

RE; REPLACEMENT DWELLING AND GARAGE;
ORCHARD COTTAGE, WESTERN AVENUE, WOODLEY. APP. NO. F/2001/5483

Further to the above planning application, we confirm we have received a copy of the Environment Agency report on the above property dated 15 January 2002 and have forwarded a copy to our client Mr Potter.

We also confirm we have sent to you a copy of the Survey for Bats prepared by Dr Paula Cox on the property.

If you require any furtehr information, please contact me on the Bove number and thank you for your assistance with this application.

Yours sincerely

David Syrad

Copy: Mr Paul Potter

STEPHEN CHAMBERLAIN
Development Designer

DAVID SYRAD D.Arch (Kingston) RIBA
Chartered Architect

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APP |
CS |
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Commissioned by:
Mr David Syrad

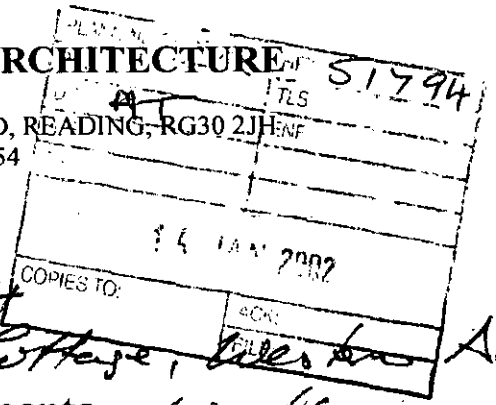
On behalf of:
Mr Paul Potter
7 East Park
Farm Drive
Charvil
Berkshire RG10 9UG

REPORT OF A SURVEY OF 'ORCHARD COTTAGE', WESTERN AVENUE, WOODLEY FOR BATS

Paula R Cox BSc (Hons), PhD, CBiol, MIBiol, MIEEM.
Consultant Ecologist
102 Westwood Road, Tilehurst, Reading, Berkshire RG31 5PP

CHAMBERLAIN SYRAD ARCHITECTURE

SNOOK HOUSE, 66 TILEHURST ROAD, READING, RG30 2JH
TEL: 0118 939 4554



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Attn. Andrew Thorley.

F/2001/4674

Orchard Cottage, Western Avenue

With Compliments Woodley

'Bat Survey'

REPORT OF A SURVEY OF 'ORCHARD COTTAGE', WESTERN AVENUE, WOODLEY FOR BATS

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1.0 Background

2.0 Legislation

3.0 Biology

4.0 Bats in Buildings

5.0 Methodology

6.0 Results of Survey

6.1 General description
6.2 Exterior
6.3 Interior
6.4 Summary of results

7.0 Impact of Proposed Development on Bats

8.0 Summary and Conclusions

Precautionary Note

REPORT OF A SURVEY OF 'ORCHARD COTTAGE', WESTERN AVENUE, WOODLEY FOR BATS

1.0 Background

The owner of the house, Mr Potter, has submitted a planning application to demolish it and erect a replacement dwelling and garage (PA no F/2001/5483). Following receipt of the application, Wokingham District Council requested that the building be inspected to establish if bats were present before the application could be considered. The owner's architect, Mr Syrad, therefore instructed Dr Paula Cox, a licensed and experienced bat ecologist, to carry out the necessary work to comply with the requirement.

2.0 Legislation

Bats and their roosts are protected by the *Wildlife and Countryside Act 1981* and subsequent Amendments and the *Habitat & Species Directive (92/43/EC)* enacted in the UK by the *Conservation (Natural Habitats,&c.) Regulations 1994*. Under the provision of the 1981 Act it is an offence to intentionally kill, take or injure any wild bat. It is an offence to intentionally or recklessly destroy, damage or obstruct access to any shelter (roost) used by a bat, or to disturb a bat using such a place.

If a development is likely to result in the killing or disturbance of a European protected species or the damage or destruction of its breeding site or resting place, then a licence from the Department for Environment, Food and Rural Affairs, DEFRA, will usually be required.

3.0 Biology

All British bats are insectivorous and rely for feeding mainly on habitats that can provide a large biomass of insects, such as woodland, wetland and unimproved pasture. Most bats are colonial and roost in trees, buildings, caves, mines and other structures. Bats regularly roost in urban areas and will travel some distance to reach suitable foraging areas, favouring linear features such as hedgerows, wooded embankments, rivers and canals. Bats are nocturnal, using echolocation to navigate and find prey and may travel several kilometres in one night. In June female bats congregate at a nursery roost to give birth, and often remain faithful to a particular building or tree for many years. Bats are unable to excavate holes in trees, and opportunistically use old woodpecker holes or splits left by storm damage. In buildings, a small gap between bricks, tiles or in woodwork may allow access to a cavity within. Once the young are weaned, the adult females and juveniles leave the nursery roost. In autumn, mating roosts are set up by male bats for females to visit.

Bats hibernate to conserve energy during the winter months when insects are in short supply. A wide range of hibernacula are used including caves, mines, tunnels, ice-houses and hollow trees where a constant low temperature and high relative humidity

can be guaranteed. In spring, bats emerge and may move from roost to roost and gather in small groups.

4.0 Bats in buildings

Most British bats are found in buildings and man-made structures for part of the year, with different species having individual preferences for habitat type. Daubenton's bats are frequently found roosting in bridges, with long-eared and lesser horseshoe bats showing a marked preference for older buildings. Pipistrelles, the commonest British bat, are usually found in modern buildings.

In houses gable ends and chimneys are often roosting points for pipistrelles and serotines, with nursery roosts of pipistrelles frequently located between the tiles and underfelting of roofs, or behind fascia boards or hanging tiles. Long-eared bats can be found anywhere along the roof ridge, often visible from the inside of the loft or barn. It is estimated that bats could occupy a fifth of churches and chapels in England, and single males and breeding females often use barns on farms with good feeding areas.

Therefore if any buildings are to be demolished, or are to be subjected to renovation works, they should be surveyed by an experienced ecologist for the presence of bats prior to works being carried out.

5.0 Methodology

A full survey of the house was carried out on 8 January 2002. The exterior walls were checked and also windowsills, ledges, pipes etc where droppings could lie undisturbed. The building was scanned for potential access points such as gaps in the fabric, broken or open windows, loose ridge tiles, raised flashing or spaces behind soffits and bargeboards. The inside of the loft was examined for the actual presence of bats, and also for signs such as droppings in cobwebs, on surfaces, the chimney breast or gable ends, and staining caused by urine, faeces or fur rubbing.

As the survey was carried out in early January following a period of very cold weather, bats would have been in hibernation so there was no purpose in carrying out an evening survey with a bat detector.

6.0 Results of survey

6.1 General description

'Orchard Cottage' is a detached, brick built house, about 80 years old, with a north-west/south-east aspect. It has been empty for about 5 years and the interior had been gutted prior to earlier renovation proposals. There was a hedgerow at the front adjacent to the pavement, but the garden here was bare earth covered with piles of building materials. The rear garden had an area of lawn and a newly constructed summerhouse that is to remain.

6.2 Exterior

The roof was of 'asbestos slate' and appeared intact with no visible gaps between the slates. The soffits and bargeboards were in reasonable condition with no obvious bat access points. The pointing of the brickwork was good and the only obvious way in to the wall cavity was via a hole left by the removal of a waste pipe near the ground on the exterior kitchen wall. This pipe was removed in November 2001. There was no cladding or hanging tiles on the external walls, from which an extensive growth of creeper had been removed. The window surrounds and sills were wooden and some of the frames were metal. No bat droppings were present on the sills and there were no gaps around the windows large enough to permit bat access.

6.3 Interior

The inside of the house had been gutted with the fireplaces and the ceiling of the ground floor having been removed. Beams that had supported the first floor were visible, and wood was laid across them to create a firm base for the ladder needed for entry to the loft. No external doors or windows were open or broken and there was no evidence of bats in any of the accessible rooms.

The roof had no underfelting so that the rafters and underside of the slates were visible. These were thick with cobwebs and no bats were present. There was mica insulation between the beams and some stored articles and old water tanks. These were checked but no droppings were found. The brick chimneybreast and end gable walls were also negative for signs of bats.

6.4 Summary of results

No bats were found in the house and there was only one visible gap in the fabric of the building that would allow access to the interior of the cavity walls. This hole had been created recently and had not been present during the summer months. No evidence of the presence of bats was found inside or outside of the building.

7.0 Impacts of proposed development on bats

If planning permission is granted for this development, there should be no adverse impact on individual bats or local bat populations, as no bats or evidence of their presence was found in the house scheduled for demolition.

8.0 Summary and conclusions

'Orchard Cottage', Western Avenue was examined for signs of bats. No bats or evidence of their presence were found, and therefore removal of the existing building should not have any adverse effects on bat populations in the area.

Precautionary note

Although no evidence of the presence of bats was found during the survey, it was impossible to examine the interior of the cavity walls, and a recently formed gap could allow access to the interior. Bat populations are mobile, responding to changes in their environment, and it is possible that a bat or bats may enter the property in the future. Therefore, if planning permission is granted for this development, the contractors should be advised that if a bat is found during demolition, work in the vicinity should stop immediately until advice has been obtained from English Nature.

Andrew Thorley

From: Andy Glencross
Sent: 17 December 2001 11:26
To: Andrew Thorley
Subject: Planning Application F/2001/5483 Orchard Cottage Western Ave Woodley

Hi Andrew

All buildings have potential to act as roost sites for bats which are legally protected species. This building is to be demolished and consequently I would advise that the developer submits a survey of the building by a trained and licensed bat worker with their application. **This must be submitted prior to planning permission being granted not attached as a condition**

Spoken to agent re: bat survey.

I have not visited the site.

Cheers

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

Received by Wokingham District Council

Application No: F/2001/5483

Proposal:
Proposed erection of replacement dwelling and garage. Demolition of existing dwelling.

Location:
Orchard Cottage, Western Avenue, Woodley, Reading.

The application is available for inspection at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday 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/2001/5483 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Andrew Thorley P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 04/01/2002. 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.

Head Planning and Transportation

11 December 2001

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/5483
CASE OFFICER: Andrew Thorley

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~26 NOV 2001~~ Valid 04 DEC 2001

Officer: AT | Application No. F/2001/5483

Map No. 37 Site 008

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F) PROPOSED ERECTION OF REPLACEMENT DWELLING AND GARAGE. DEMOLITION OF EXISTING DWELLING

Location: ORCHARD COTTAGE, WESTERN AVENUE

Parish: WOODLEY Ward: Coronation

11/12/01 JJ.

Applicant: MR P POTTER

Fee (4) Received 190-00 Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties	REQUIRES PARKING LAYOUT.	30/11	✓ 4/12
3	Forms unsigned	No date	30/11	✓ 4/12
4	Correct S 66 certificate			
5	Elevation plans	BEDROOM 4 WINDOW DIFFERENT SIZE ON PLAN TO ELEVATION.	30/11	✓ 4/12
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 11/12/01 TJ. Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape ✓ .....
Trees .....
Conservation Officer ✓ .....
Environmental Health SEPTIC TANK .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways ✓ .....
DINTON PASTURES - ✓ BATS

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco ✓ : .....
Environment Agency SEPTIC TANK .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

The Georgian Group .....
Ancient Monuments Society .....
Council for British Arch. .....
RCHME .....
Telecommunications (NRPB) : .....
Sport England : .....

OTHERS:

No pre-apps.....

.....

.....

NEIGHBOURS:

S/N + see map (+ address within red line).....

04.DEC.2001* 5483

CHAMBERLAIN SYRAD ARCHITECTURE

SNOOK HOUSE, 66 TILEHURST ROAD, READING. RG30 2JH
TEL: 0118 939 4554

Wokingham District Council
Planning Department
Shute End
Wokingham
RG40 1BN

2260P49

23 November 2001

Dear Sirs

RE: ORCHARD COTTAGE, WESTERN AVENUE, WOODLEY.

Further to planning application no. F/2001/4674 approved on the 11th October 2001. Mr Potter has carried out some exploratory work on the existing house and has been disappointed with its condition and the quality of the materials. He has been advised it is more economical to demolish the building and constructing his house and garage as a new build.

For this reason we are pleased to enclose a new application for a detached house and garage to replace the existing house.

If you require any further information on the project, please contact us on the above number.

Yours sincerely

David Syrad

STEPHEN CHAMBERLAIN
Development Designer

DAVID SYRAD D.Arch (Kingston) RIBA
Chartered Architect

1789/a

SECTION 66 CERTIFICATE

04.DEC.2001*

WOKINGHAM DISTRICT COUNCIL

04.DEC.2001* 5465

Application No.

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

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.

OR

CERTIFICATE B

I certify that:

I have/The applicant has* given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

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

+ See Note (a) to Certificate A

OR

CERTIFICATE C

I certify

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

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

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

(b) *Insert description of steps* taken.

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

(b) .....

.....

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

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

the (c) .....

(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).

on (d) .....

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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

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

OR

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

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

Signed . . . . . .

On behalf of . . . . . MR P. POTTER . . . . . .

Date . . . . . 23. NOV 2001 . . . . . .

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

04.DEC.2001 * 5483

CHAMBERLAIN SYRAD ARCHITECTURE

SNOOK HOUSE, 66 TILEHURST ROAD, READING, RG30 2JH
TEL: 0118 939 4554

04 DEC 2001

Mrs Hurst.
Application revised as per letter 30.11.01.

With Compliments

"ORCHARD COTTAGE

ADDRESS WESTERN AVENUE PARISH WOODLEY

PLOT No. Old Property ORD. SHEET No. 37 SU.7674

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
F/2001/3238	Executors Mrs. O'Gorman	2/st & 2/st side ext consery. fr porch & det double gar. Relocation of access	19.03.01	C/A
F/2001/4134	Mr P Potter	2/st side ext, rear conservatory ext fr. porch & double gar. (amend to 3238)	27.7.01	Ref
F/2001/4674	Mr Potter	2/st side ext. & consery. fr. porch & double gar.	11.10.01	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

1769A

04. DEC. 2001 ★ WOKINGHAM 5483

PLANNING APPLICATION PART I

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 01734 778763.

For office use only
Application No.

1.	YOUR NAME	MR P. POTTER,
	ADDRESS	7 EAST PARK FARM DRIVE
		CHARVIL, READING
	POST CODE	RG10 9UG Tel. No.
2. If you have an agent and want all correspondence to be sent to them.	AGENT'S NAME	CHAMBERLAIN SYRAD ARCHITECTURE
	ADDRESS	66 TILEHURST ROAD
		READING
	POST CODE	RG30 2JH Tel. No 0118 939 4554
3. On the plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE.	SITE LOCATION	ORCHARD COTTAGE
		WESTERN AVENUE
		WOODLEY, READING RG5 3BN
4. Give the area of the application site in hectares, if appropriate, or part of a hectare	SITE AREA	0.075HA.
5. Give brief details of the proposal.	ABOUT THE APPLICATION	DEMOLITION OF EXISTING HOUSE
		CONSTRUCTION OF NEW DETACHED
		HOUSE & GARAGE
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

1:1250 ~~1:2500~~ Location Plan	☑	1:100 Floor Plan	☑
1:200 ~~1:500~~ Block Plan	☑	Other	☐
1:100 Elevations	☑		

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			

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	☐	SITING	☐
MEANS OF ACCESS	☐	DESIGN	☐
		LANDSCAPIING	☐

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 positions, 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.
BRICKS & TILES TO BE APPROVED

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
NEW SOAKAWAYS

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
NEW CONDER 3,800L STANDARD DUTY SEPTIC TANK

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	1
	TOTAL	
Nos. of residential units lost through demolition or conversion		1
NET CHANGE		0

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

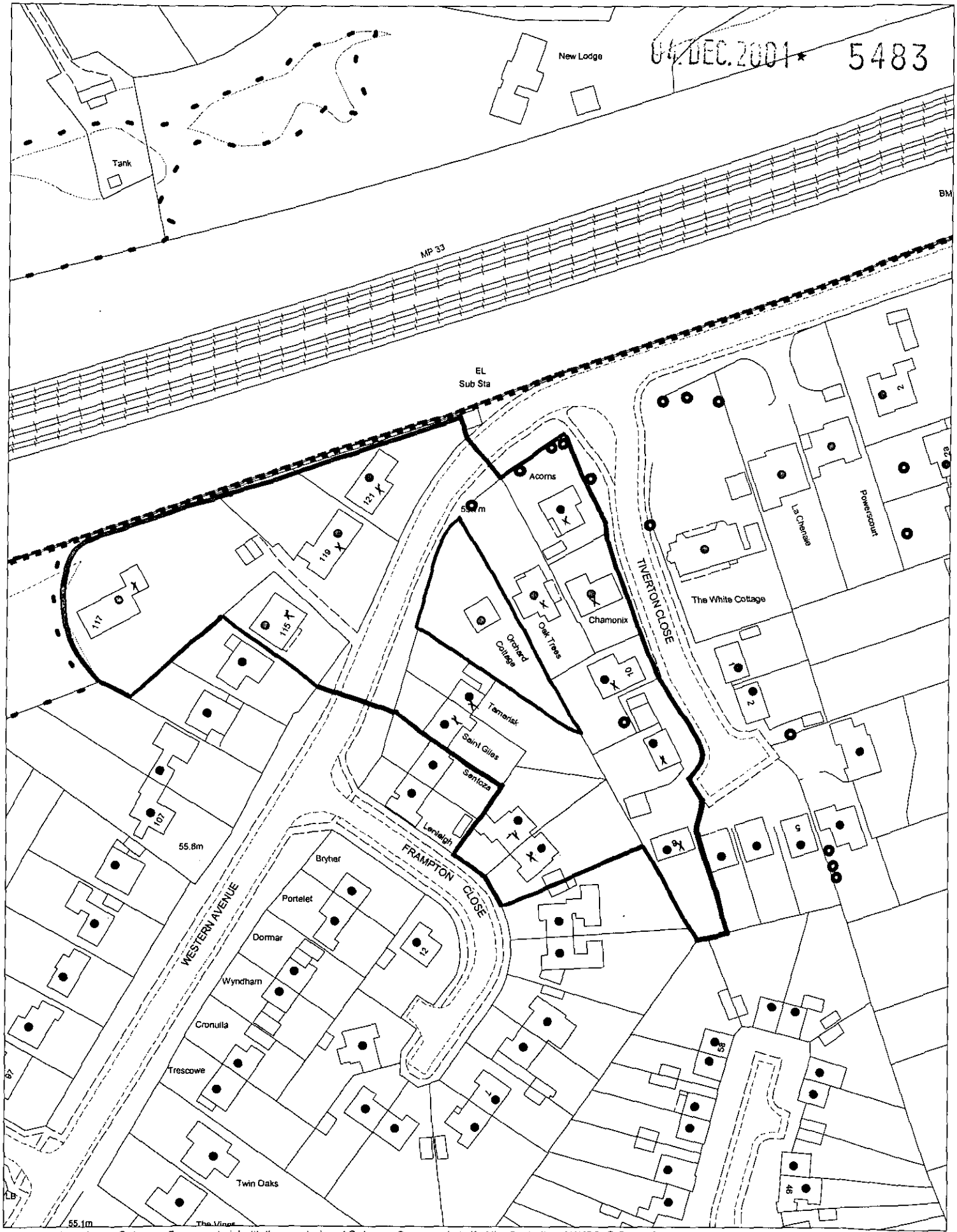
21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL DEVELOPMENT?
If YES, please complete PART 2 of the form.
~~YES~~ / NO

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 Berkshire County Council.
~~YES~~ / NO

23. THE FEE ENCLOSED IS £ 190.00
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 MR P. POTTER DATE

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.



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Development Control Section, Environmental Services, Wokingham District Council.
28 November 2001 Scale: 1 : 1250

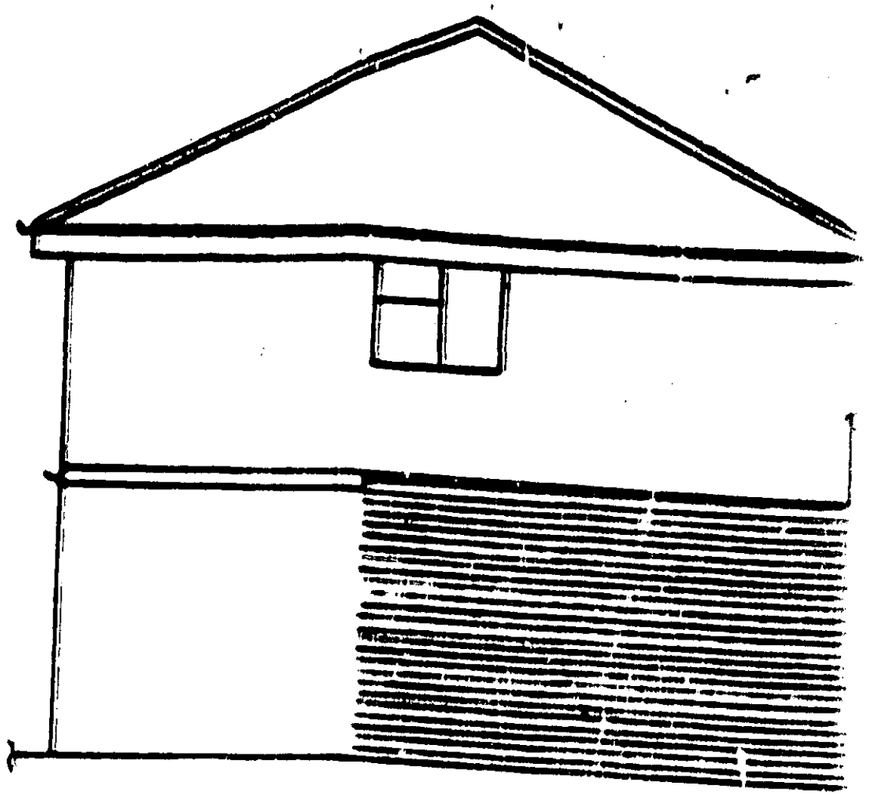
N
W E
S

Tamarisk



front elevation

1:100



side elevation