APPLICATION NO:
F/2001/4338

LOCATION:
72 Arbor Lane, Winnersh Wokingham.

APPLICANT:
Mr Keith Saville C/O Mr David Brewster

PROPOSAL:
Proposed single storey rear extension to residential home.

EARLIEST DATE FOR DECISION: **30/07/2001**

APPLICATION WILL HAVE EXPIRED ON:
30/08/2001

CASE OFFICER: **Emy Circuit**

APPROVED

11/12/01

765

D5

(EXC)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Keith Seville
C/O Mr David Brewster
22 Montrose Walk
Calcot
Reading
Berkshire
RG31 7YH

Application Number: F/2001/4338

Parish: **WINNERSH**

Location: **72, Arbor Lane, Winnersh, Wokingham.**

Proposal: **Proposed single storey rear extension to residential home.**

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. All new works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

Condition
3. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the roof of the extension hereby permitted except for any which may be shown on the approved drawing(s).

Condition
4. The en-suite bathroom windows in the extension hereby permitted shall not at any time be glazed other than with obscured glass.

Condition
5. 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
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 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
8. 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
9. 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
10. 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
11. 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.

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 residential amenities of the occupiers of neighbouring properties.

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

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

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. To maintain the privacy of neighbouring properties and the character of the settlement boundary.

Reason
8. In the interests of visual amenity.

Reason
9. In the interests of visual amenity.

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

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

Informative
1. The details to be submitted to comply with conditions 7 and 8 should include additional planting to screen the rear of the extension from the countryside to the north.

Informative
2. This permission relates to the application as amended with revised plans, drawing number PAC01 BUNG 01 001 submitted to the Local Planning Authority on 22nd October 2001, showing additional communal accommodation and does not approve the proposals as originally submitted.

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:

Loddon Area Local Plan Policies LTV1, LBE1, LBE2, LBE5 and LT3.
Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3, WBE1, WT7, WH10 and WNC3.

Anna Cronin
Head of Planning & Transportation
Date:- 05/12/2001

Notice checked by: _____

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

Tel. (0118) 974 6479 (Direct Line)
Email. emy.circuit@wokingham.gov.uk
Fax. (0118) 974 6484
Date. 24 February 2003
My ref. F/2001/4338/10 & 11
Your ref.
File ref:

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

David Brewster
22 Montrose Walk
Calcot
REAding
RG31 2SR

Dear Mr Brewster,

SUBMISSION OF DETAILS TO COMPLY WITH CONDITIONS OF PLANNING PERMISSION F/2001/4338 – 72 ARBOR LANE, WINNERSH

Thank you for submitting drawing No SHEET 01, issue 001, which was received on 13 February 2003. The drawing shows details of site parking and loading provision, to comply with condition 10 of the above planning permission, and precautions to prevent deposit of debris on the highway, to comply with condition 11, and I am pleased to inform you that these details are considered acceptable.

There are no further conditions requiring submission of details for approval, although a number of the conditions do require action either during or following construction. If you have any queries regarding what is required, I can be contacted on (0118) 974 6479.

Yours sincerely,

Emy Circuit
Senior Planning Officer, Development Control

Date: 17 February 2003

To: Highways

We have received Details to Comply with Conditions for the following planning application:

Application Number: F/2001/4338

Location: 72, Arbor Lane, Winnersh, Wokingham.

Proposal: Proposed single storey rear extension to residential home.

Applicant: Mr Keith Seville C/O Mr David Brewster.

Case Officer: Emy Circuit

The new plans show the following: Site parking (condition 10) and precautions to prevent mud etc on the road (condition 11). Drawing no: SHEET 01 001.

Comments are required by 27/02/2003.

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

Details satisfy highways.

AR. 24/02/03.

Date: 17 February 2003

To: Case Officer

We have received Details to Comply with Conditions for the following planning application:

Application Number: F/2001/4338

Location: 72, Arbor Lane, Winnersh, Wokingham.

Proposal: Proposed single storey rear extension to residential home.

Applicant: Mr Keith Seville C/O Mr David Brewster.

Case Officer: Emy Circuit

The new plans show the following: Site parking (condition 10) and precautions to prevent mud etc on the road (condition 11). Drawing no: SHEET 01 001.

Comments are required by 27/02/2003.

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

(RING ONE)

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

App. No. F/2001/4338 Date Rec. 13 Feb 2003

Location: 72 Arbor Lane

Parish: Winnersh

Applicant: Mr Keith Seville

Description of attached plans: Site parking (condition 10) and precautions to prevent mud on on road (condition 11)

Drawing No's:

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

Landscape & Trees	
Urb. Design & Conservation	
Highways	✓
Dinton Pastures	
Environmental Health	

OTHER INTERNAL / EXTERNAL CONSULTEES (EXCLUDING NEIGHBOURS)

A full set of plans will be sent to all consultees unless particular drawings No's are specified in the spaces above.

NEIGHBOURS:

Date for Responses 10 days

FURTHER ACTION

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

Redate Application Y / (N) From:

New Site Notice Y (N)

Revised Proposal Description:

CASE OFFICER EXC

Consultations Sent by Admin. on 17.02.03

Yellow - Case Officer Copy
Green - Part One Copy

1970/0102

(RING ONE)

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

App. No. F/2001/4338 Date Rec. 13 Feb 2003

Location: 72 Arbor Lane

Parish: Wilmersh

Applicant: Mr Keith Seville

Description of attached plans: Site parking (condition 10) and precautions to prevent mud on on road (condition 11)

Drawing No's:

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

Landscape & Trees	
Urb. Design & Conservation	
Highways	✓
Dinton Pastures	
Environmental Health	

OTHER INTERNAL / EXTERNAL CONSULTEES (EXCLUDING NEIGHBOURS)

A full set of plans will be sent to all consultees unless particular drawings No's are specified in the spaces above.

NEIGHBOURS:

Date for Responses 10 days

FURTHER ACTION

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

Redate Application Y / (N) From:

New Site Notice Y / (N)

Revised Proposal Description:

CASE OFFICER Exc

Consultations Sent by Admin. on 17.02.03

Yellow - Case Officer Copy
Green - Part One Copy

Tel. 0118 974 6479 (Direct Line)
E-mail: Emy.Circuit@wokingham.gov.uk
Date. 2 October, 2002
My ref. BC/DC/F/2001/4338
Your ref.

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

Mrs C Seville
C/o Mr D Brewster
22 Montrose Walk
Fords Farm
Calcot
READING
Berkshire RG31 7YH

Dear Sir

PLANNING PERMISSION F/2001/4338
SITE: 72 ARBOR LANE, WINNERSH

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 F/2001/4338 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

EMY CIRCUIT
Senior Planning Officer

4338

☎ 0118 974 6379 (Direct Line)
Thursday, 06 December 2001

Mr David Brewster
22 Montrose Walk
Calcot
Reading
RG31 7YH

Access Officer
Environmental Services Department
Building Control
P.O. Box 155
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6379
Fax: (0118) 974 6385
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham
Email: henry.knight@wokingham.gov.uk

Dear Sir/Madam,

Planning Application No: F/2001/4338

Address: 72 Arbor Lane, Winnersh, Reading

The above planning application has been reviewed for the provision of access and facilities for disabled people.

The following two lists should be addressed in order to facilitate improved use of the proposed building adaptations by disabled people.

List A *(These are mandatory requirements under the Building Regulations where applicable)*

1. To ensure that the planned ramped approach meets the requirements of Part M2 (e.g where practicable is complimented by easy going steps etc.)
2. That internal doors contain a leaf which provides a minimum clear opening of not less than 750mm.
3. That the space into which an internal/external door opens is unobstructed on the side next to the leading edge for at least 300mm.
4. That the proposed ensuite WC facilities meet the requirements for wheelchair accessible WC's detailed in Part M3 (e.g. doors should be outward opening etc.)
5. That windows and doors in general use which open outwards should not cause an obstruction on a path which runs along the face of a building.

List B *(Recommendations for good practice in line with the Disability Discrimination Act, 1995 and BS8300)*

1. To ensure that the force required to open doors is not excessive (20 Newtons recommended).

2. To consider the use of colour and tonal contrast on floors, walls, doors and door furniture to improve visibility.

3. To consider the design and position of door furniture in relation to ease of reach and grip.

4. To ensure that accessible WC's have pull cord alarm and externally accessible emergency door locks.

5. To consider the provision of adequate maintained luminance both internal and external to the building.

6. To consider the position of switches and socket outlets so that they can be easily reachable (heights of between 450mm and 1200mm recommended).

The above list (B) is not meant as an exhaustive list of requirements needed to comply with the DDA but as an indication of some design aspects that should be considered.

Please note that compliance with Part-M does not remove all liabilities under the DDA 1995.

From October, 2004 service providers may have to make 'reasonable adjustments' in relation to those '*physical*' features of their premises that make it impossible or unreasonable difficult for disabled people to access a service. This may include removing, altering or providing reasonable means of avoiding physical features.

At present service providers are not required to make permanent alterations to the physical fabric of premises, fixtures, fittings or furnishings when providing auxiliary aids. However, the Act does not prevent service providers from taking these requirements into account at an earlier stage. Anticipating these requirements in existing building and maintenance schedules would be advisable in order to anticipate the 2004 requirements.

Should you wish to discuss any of the above issues please do not hesitate to contact me on (0118) 974 6379.

If you have any queries with regard to the Building Regulations please contact the area building control surveyor.

Yours faithfully,

Henry Knight
Access Officer
CC: Emy Circuit - WDC Planning Dept

Finalised.

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	4338	EXC
BUILDING CONTROL NUMBER	FP 2002/3481	Central
~~APPLICANT~~/AGENT	Mr D Brewster	
ADDRESS OF SITE	72 Arbor Lane WINNERSH	
DESCRIPTION OF PROPOSED WORK	S/S rear ext to residential home	

DRAWING NUMBERS	BC	DC	
BLOCK PLAN	PAC01 BUNG01 001	PAC01 BUNG01 001	rec'd 22/10/01
ELEVATIONS	rec'd 13/9/02 — "	— "	
FLOOR PLANS	— " + B REG 02	— " + ~~B REG~~	

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	5/12/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	24/9/02	

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

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Tel. (0118) 974 6479 (Direct Line)
Email. emy.circuit@wokingham.gov.uk
Fax. (0118) 974 6484
Date. 29 August 2002
My ref. F/2001/4338/7& 8
Your ref.
File ref:

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

David Brewster
22 Montrose Walk
Calcot
REAding
RG31 2SR

Dear Mr Brewster,

SUBMISSION OF DETAILS TO COMPLY WITH CONDITIONS OF PLANNING PERMISSION F/2001/4338 – 72 ARBOR LANE, WINNERSH

Thank you for you letter of 19 August and the accompanying drawing No Land 03, issue 003, showing details of boundary treatments to comply with condition 7 of the above consent and landscaping details to comply with condition 8. As we discussed on 21 August, due to the slope of the site, the fence along the boundary with 68 Arbor Lane should be 2 metres high (rather than 1.8 metres, as shown on your drawing) in order to protect the privacy of occupants of the neighbouring property. Subject to this amendment the boundary and landscaping details are considered acceptable.

In accordance with conditions 7 and 8, the boundary treatment and landscaping schemes should be implemented prior to occupation of the extension, with the exception of planting seeding and turfing, which should be carried out in accordance with condition 9

May I remind you that conditions 10 and 11 also require submission of details. If you have any queries regarding what is required, I can be contacted on (0118) 974 6479.

Yours sincerely,

Emy Circuit
Senior Planning Officer, Development Control

Rec'd 4.15pm 19.8.02.

PLANNING SERVICES	HPT 60029
POL	TLS
DC EXC	ENF
CHP	
CS	
19 AUG 2002	
COPIES TO	ACK:
	FILE:

22 Montrose Walk
Calcot
Reading
Berks RG31 2SR

19th August 2002

Emmy Circuit
Planning Dept
Wokingham District Council
PO Box 157
Council Offices
Shute End
Wokingham
Berks
RG40 1WR

Dear Emmy

Ref. Seville Lodge, 72 Arbour Lane, Winnersh, Reading, Berks.

Please find enclosed 6 copies of revised landscape plans for the above address as requested. Listed below are the four points of concerned raised by yourself.

i) New additional fencing 1.8m high to west side of boundary.
ii) Confirmation of tree position on site 86.
iii) Confirmation of tree on site 80 overhanging on site 72.
iv) Existing planting shown, and additional planting with hedgerow.

I hope this meets with your requirements.

Yours sincerely

David Brewster MSIAD

Landscape consulted 21/8/02.
Spoke to David Brewster 21/8/02 - agreed fence on side boundary should be 2m rather than 1.8 as shown.

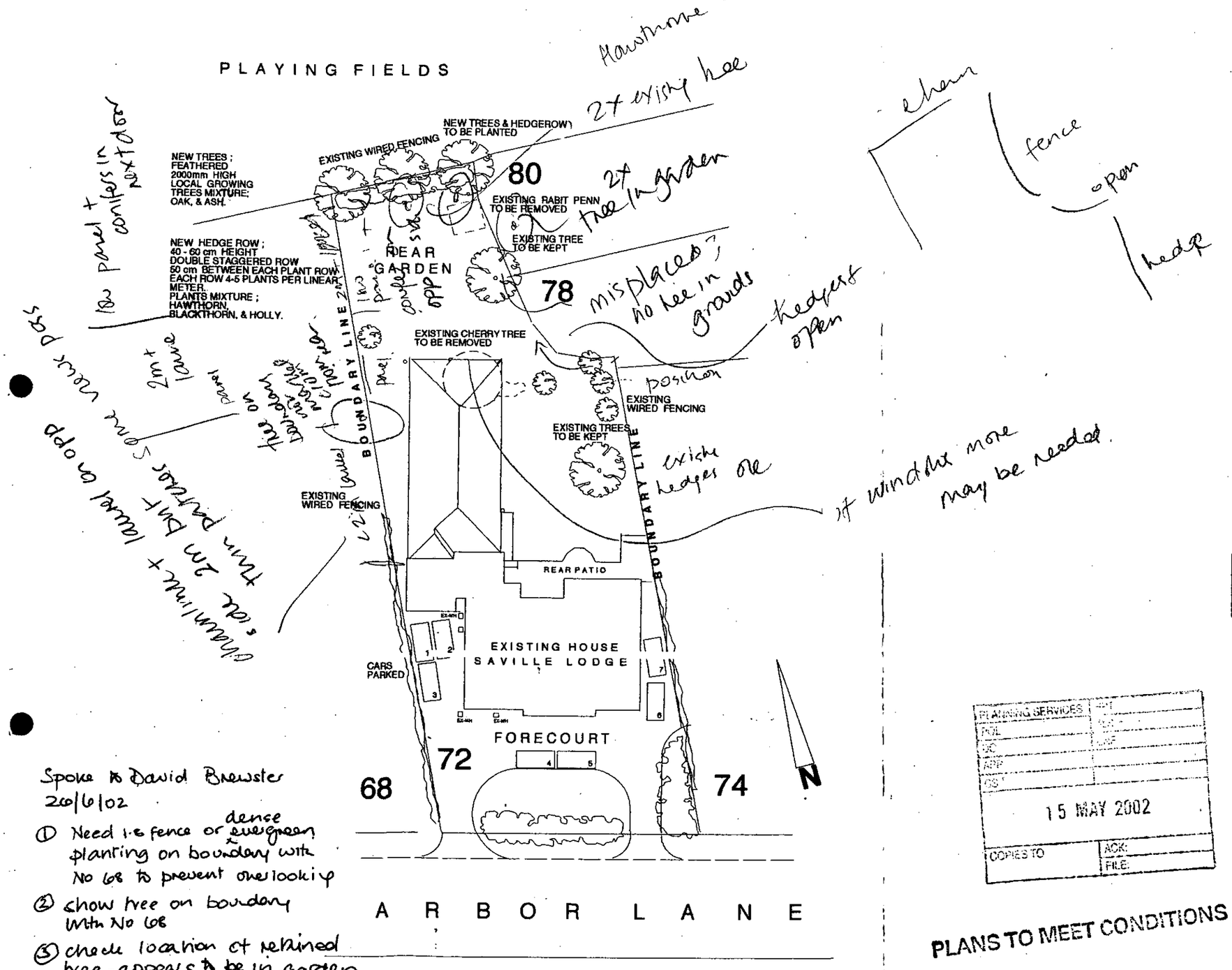
cc. Seville Lodge

PLANS TO MEET CONDITIONS

Catherine, does the new planting at the end of the garden look ok to you?

Emy.

Emy
Yes, the proposed planting is acceptable Catherine 28/8



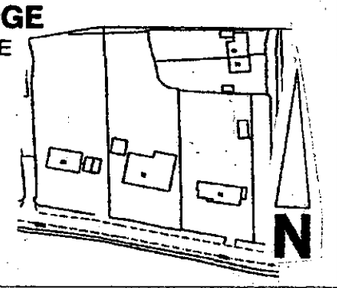
PROPOSED BUNGALOW EXTENSION 7 NEW ENSUITES

COPYRIGHT 2000

Do not scale from this drawing
All demensions to be checked on site
Any discrepancies are to be reported immediately to the Designer

SEVILLE LODGE
RESIDENTIAL HOME

72, ARBOR LANE
WINNERSH,
READING, BERKS.



Client
MR ,KEITH, SEVILLE.
72, ARBOR LANE, WINNERSH, READING, BERKS.

Project
LANDSCAPE PLAN .

Drawing
PROPOSED NEW BUNGALOW EXTENSION
72, ARBOR LANE, WINNERSH, READING, BERKS.

Project No.	Drawing No.	Issue
LAND 01 02	LAND 02	001

Scale	Date	Drawn By
1;500.	APRIL 02	D BREWSTER

PLANNING SERVICES
POL
DC
APP
CS
15 MAY 2002
COPIES TO
ACK:
FILE:

PLANS TO MEET CONDITIONS

4338

condition 8, landscaping condition 7, boundary treatment.

David Edgar Brewster
Interior Designer / Visualiser MSIAD
22 Montrose Walk, Fords Farm Calcot, Reading, Berks, England, UK.
Telephone +(0) 118 943 1695 Fax +(0) 118 962 2825
Email: Brewster@appleonline.net

To: Emy Circuit

Date: 27 May 2002

Application number: F/2001/4338

Site address: 72 Arbor Lane, Winnersh

Both Catherine Brimble and myself are on leave until 10th June 2002. On our return we will be heavily committed on other work until the end of June.

Unfortunately there is insufficient money available to appoint a consultant , and we will therefore be unable to comment on this planning application.

If, after you have visited the site, you consider there are factors that are important for us to comment on, please let me know and we will try to help.

NEIL ETHERINGTON
Senior Arboriculturalist

Date: 20 May 2002

To: Case Officer

We have received Details to Comply with Conditions for the following planning application:

Application Number: F/2001/4338

Location: 72, Arbor Lane, Winnersh, Wokingham.

Proposal: Proposed single storey rear extension to residential home.

Applicant: Mr Keith Seville C/O Mr David Brewster.

Case Officer: Emy Circuit

The new plans show the following: Landscape plan to comply with condition 08 and boundary treatment to comply with condition 07.

Comments are required by 30/05/2002.

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

(RING ONE)

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

App No. F/2001/4338 (Planaps) / (Ludhouse) Date Rec. 15 May '02

Location: 72 Arbor Lane,

Parish Winnersh

Applicant: Mr Keith Seville

Description of attached plans Landscape Plan to comply with condition 8 and boundary treatment to comply with condition 7.

Drawing No's:

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS:

Drawing No's

1. NK (Landscape & Trees) ✓
2. NK (Env. Design)
3. XA (Highways)
4. NF (Building Control)
5. BC/DC Liaison

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS:

Date for Responses 10 days

FURTHER ACTION

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

Redate Application Y / (N) From

New Site Notice Y / (N)

New Description

CASE OFFICER EFU

Consultations Sent by Admin. on 20.05.05

Yellow - Part One Copy
Green - Officer's Copy

1970

(RING ONE)

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

App No. F/2001/4338(Planaps) / (Ludhouse) Date Rec. 15 May '02

Location: 72 Arbor Lane

Parish Winnersh

Applicant: Mr Keith Senlle

Description of attached plans Landscape Plan to comply with condition 8 and boundary treatment to comply with condition 7.

Drawing No's:

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS:

	Drawing No's	
1. NK (Landscape & Trees)		✓
2. NK (Env. Design)		
3. XA (Highways)		
4. NF (Building Control)		
5. BC/DC Liaison		

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS:

Date for Responses 10 days

FURTHER ACTION

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

Redate Application Y / (N) From

New Site Notice Y / (N)

New Description

CASE OFFICER EJV

Consultations Sent by Admin. on 20.05.PS

Yellow - Part One Copy
Green - Officer's Copy

F/2001/4338.

With Compliments F.A.O. EMY CIRCUIT

4338

PLANNING SERVICES	HPT 56477
POL	TLS
RXC	ENF
APP a	
15 MAY 2002	
COPIES	

WOKINGHAM UNITARY
Aiming for Excellence

Please find enclosed a drawing sheet - LANDSCAPE PLAN - as requested Concerning 72 ARBOR LANE, WINNERSH RDG.

Very much look forward to hearing from you

yours faithfully

Mr DAVID BREWSTER

POSITIVE ABOUT DISABLED PEOPLE

Wokingham District Council, Shute End, Wokingham, Berkshire RG40 1BN
Tel: (0118) 974 6000 www.wokingham.gov.uk

WORK SHEET FOR : Emy Circuit

Application Number : F/2001/4338

Applicant : Mr Keith Seville C/O Mr David Brewster.

Location : 72, Arbor Lane, Winnersh, Wokingham.
Proposal : Proposed single storey rear extension to residential home.

Site Notice Displayed ? :

YES	NO	DATE
✓		13/7/01

Date of Neighbour Notifications : .....

Date of Site Visit : 19 July 2001

Date Registered : 05/07/2001

Earliest Date for Decision : 30/07/2001

Latest Consultation Date/Site Notice Expiry Date : 30/07/2001

This application will have expired on: 30/08/2001. 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 :

Winnersh PC - object - 1. over development 2. intrusive on No 68 - reiterate objection to revised plans

Social Services - comments on internal layout / proposed facilities

Biodiversity officer - need mitigation measures required - requested 6/8/01 - result acceptable.

2 Neighbours - use commercial devt / intensification or Arbor Lane would be inappropriate + impact on neighbours inc ht. height, inc traffic problems, 1:2500 doesn't show neighbourg extn., overlookg of No68 + others, flooding due to soakaway location, trees not shown correctly - impact on them loss of light to No 68, parking, emergency access / road safety

+ 1 support

Env health - condition re hrs of construction

Planning Issues :

Settlement - impact on character of area + neighbours.

Highways - additional information.

Landscape - loss of tree + shrubs acceptable but should provide replacement planting, protection measures for willow, scale of extn.

72 Arbor Lane, Winnersh

History: Planning permission for a bungalow at 72 Arbor Lane was granted in 1955/56 and a number of extensions and alterations have been approved subsequently, both prior to and since the change of use to an elderly care home, which was approved in 1985 (24507). Condition 03 of 24507 restricts the use to *"a residential home for the elderly."*

Appraisal: The proposal is for a substantial extension to an existing nursing home, located in a residential area, within the Identified Settlement of Winnersh. There are currently twelve rooms, two of which would lost as a result of the alterations. Seven new rooms would be provided in the extension resulting in a total of 17 rooms, an increase of 5. The number of staff would increase from 8 to 10. In response to comments made by social services the plans have been revised and this includes increasing the volume of the proposed extension – a patio area on the eastern side has been incorporated in the building to provide larger communal areas. This has resulted in an increase in the width of the proposed extension at this point and, whereas previously the ridge height would have been lower at this point it would now be the same as the main part of the extension.

The site backs onto the Forest School playing field, which is outside the settlement boundary. The proposal is acceptable in principle (LALP LTV1; WDLPDD WOS2 & WH10) and the main considerations are the impact on the character and amenities of the surrounding areas and highway issues.

Impact on the character of the surrounding area (LALP LBE1, LBE2; WDLPDD WOS3, WBE1, WH10) – The existing building is a bungalow and the extension would also be single-storey. The extension would project 24 metres to the rear of the existing building and be 10.6 metres wide. It would have a hipped roof with a maximum ridge height of 5.4 metres. Its floor-area would be approximately 60% of that of the existing property. It would be sited towards the western boundary of the site, adjacent to 68 Arbor Lane and would be a minimum of 22 metres from the rear boundary of the site.

The existing property has quite a large footprint, compared with many of its neighbours, and the extension would result in a significant increase in the footprint of development on the site. However, the siting of the extension, combined with the existing hedge on the western boundary would cause it to be largely screened from Arbor Lane; the majority of the existing trees on the site would be retained and the distance between the extension and the rear boundary, combined with the relatively low height of the building and the L-shaped footprint, which would break its massing, would prevent it forming an unacceptably prominent feature on the settlement boundary; a substantial area of garden would remain around the building and a landscape scheme could be required to provide additional screen planting on the settlement boundary. Taking into consideration these factors and the use of the premises, it is not considered that the increase in the scale of development on the site would unduly harmful to the character of the area.

The proposed parking layout is as existing. The mix of hardstanding and lawn/hedges is in keeping with the residential character of the area.

Impact on the residential amenity of neighbouring dwellings (LALP LBE2, LBE5; WSLPDD WOS3, WBE1, WH10) – The greatest impact would be on 68 Arbor Lane, due to the proximity of the extension to the boundary. The flank of the extension would be flush with that of the existing building, which lies about 1.5 metres from the boundary. The building would not be parallel with the boundary and this distance would increase to a maximum of seven metres.

No 68 has a garage adjacent to the boundary, with a rear door into the garden. A single-storey extension projects at the rear of this. In the side of the extension are a small window and door to the utility room. In the rear of the extension is a study window but this room also has French windows facing west. The main living room and bedroom windows are at least 10 metres from the boundary and the two buildings are parallel , as the extension would be. The study would screen the proposed extension to some extent, reducing the impact on the ground-floor rooms and private amenity area immediately to the rear of the property. Thus, it is considered that the visual separation and height of the proposed single-storey extension would prevent it being unduly unneighbourly despite its depth.

78 & 80 Arbor Lane back onto the side of the site – these dwellings have rear gardens of 30 metres in length. There would be a minimum distance of 12 metres to the boundary of 74 Arbor Lane, increasing towards the rear of the existing properties. These distances are sufficient to prevent a single-storey structure having a detrimental impact on the amenity neighbouring residents.

The condition restricting the use of the premises to a home for the elderly would still apply and it is not considered that the proposed increase in the number of residents and staff would not result in a significant increase in disturbance to neighbours.

Highway issues (LALP LT3; WDLPDD WT7) - The details supplied regarding travel to and from the site are to the satisfaction of the Highway Authority

Ecological Issues (LALP LC10; WDLPDD WNC3) – The site is within 250 metres of a great crested newt breeding pond and the Countryside Officer has requested a newt mitigation scheme. – a survey has been provided + the Countryside officer is satisfied that there would be no adverse impact on the newt pop".

Recommendation: conditional approval

Application Number F/2001/4338
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
01	C001	R001	
02	C014	R014	(Materials to match)
03	C044	R044	~~at first floor level or~~ in the roof of the extension
04			en suite bathroom windows in the
			extension hereby permitted shall not at
			any time be glazed other than with
		R045	obscured glass.
05	C070	R070	(hrs of construction)
06	C122	R122	4 parish and turning
07	C017		To maintain the privacy of neighbouring
			properties and the character of the settlement
			boundary.
08	C150	R150	
09	C151	R151	
10	C129	R129	Parking construction vehicles
11	C130	R130	Mud
1	Informative:	The details	to be submitted to comply with condition 07 & 08 should
		include additional planting to screen the rear of the	
		extension	from the countryside to the north.
2	N02	Drawing Nos	PAC01 BUNG 01 001 Revised plans / 22-10-01 additional
3	N04		communal accomodation.
	Informative for approvals		
4	N16		
	LODDON AREA LOCAL PLAN POLICIES: LTV1, LBE1, LBE2, LT3, ~~LBE5~~ LBE5		
	SOUTH-EAST AREA LOCAL PLAN POLICIES: WOS2,		
	WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS3, WBE1, WT7, WH10, WNC3		
	GREEN BELT LOCAL PLAN POLICIES:		
	BERKSHIRE STRUCTURE PLAN POLICIES:		
	MINERALS LOCAL PLAN POLICIES:		

RECOMMENDATION AND CONDITIONS/REASONS AGREED: _____
(Development Control Manager)

Date: _____

RECORD OF SITE VISIT

SITE ADDRESS: 72 Arbor Lane
Winnersh Wokingham.

APPLICATION NUMBER: F/2001/4338

OFFICER: Emy Circuit

DATE OF SITE VISIT: 13 July 07

1 SITE/STATUTORY NOTICE DISPLAYED ? telegraph pole front of site

2. DESCRIPTION OF SURROUNDINGS

residential, playing field to r/o site

3. DESCRIPTION OF SITE/BUILDING

s/sr, hedges on side boundaries, chainlink fence + small trees at rear.

4. RELATIONSHIP TO ADJOINING PROPERTIES

Greatest impact on No 68 due to depth of proposal

see attached.

5. SITE CONSTRAINTS

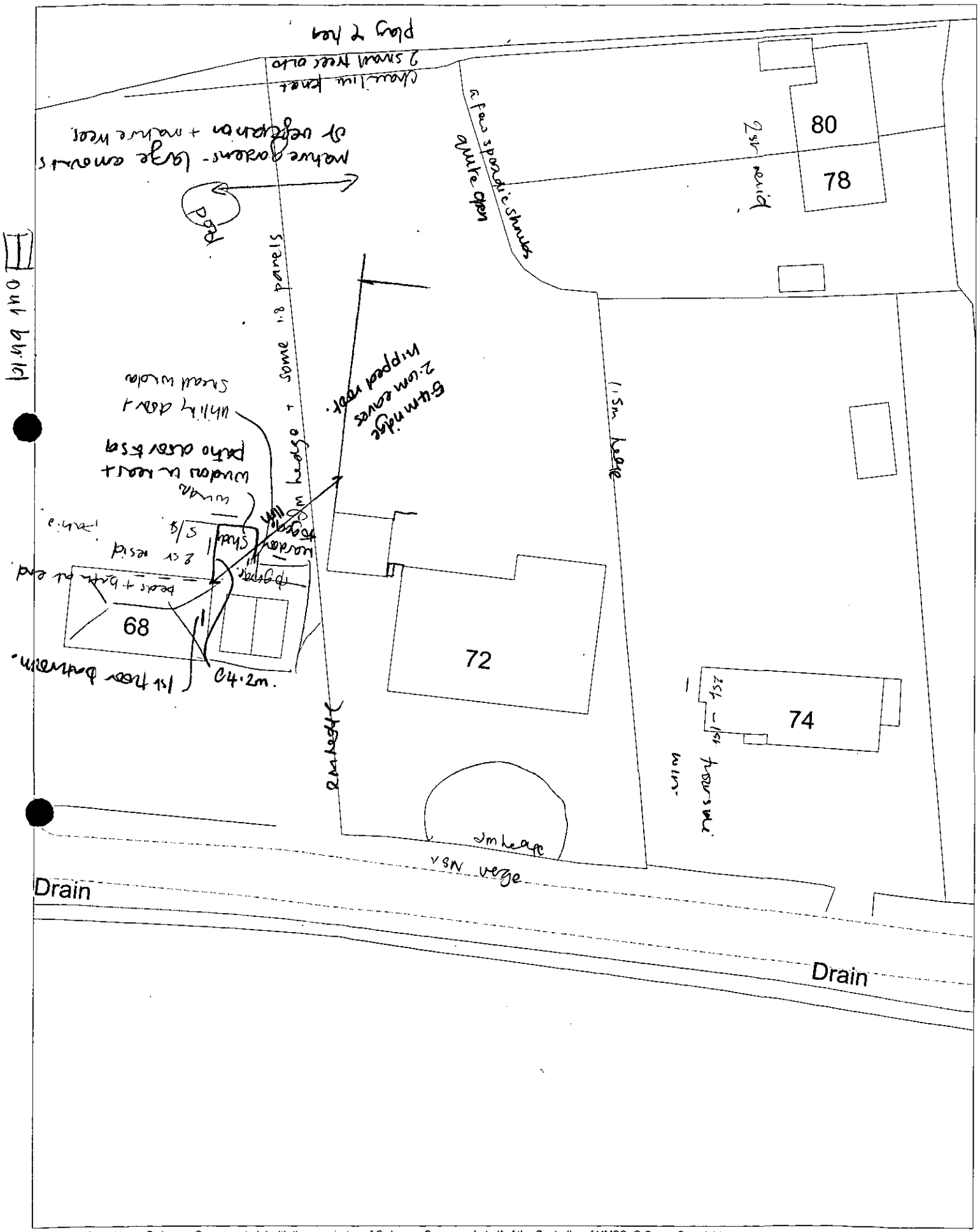
TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS



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Development Control Section, Environmental Services, Wokingham District Council.

6 July 2001

Scale: 1 : 500

LOCAL GOVERNMENT ACT, 1972

TOWN AND COUNTRY PLANNING ACT, 1971

WOKINGHAM DISTRICT COUNCIL
COUNCIL OFFICES
SHUTE END
WOKINGHAM, BERKS., RG11 1BN

To: MR G PALMER
C/O FRANK BAILEY
CHURCH COTTAGE HOUSE
CHURCH SQUARE
BASINGSTOKE RG21 1QW

Application No.(F) 24507

Proposal:
CHANGE OF USE FROM PRIVATE DWELLING TO RESIDENTIAL HOME FOR THE ELDERLY
72 ARBOR LANE WINNERSH

The Wokingham District Council in pursuance of their powers under the above Acts hereby GRANT Planning Permission for the carrying out of the above development in accordance with the application and the accompanying plans submitted by you to the Council subject to compliance with the following conditions the reasons for which are specified thereunder.

1 The development hereby permitted shall be commenced within five years from the date of this permission.(5)

1 REASON This condition is deemed to be attached by virtue of Section 41(1) of the Town and Country Planning Act, 1971.(3R)

2 This permission is in respect of a change of use of the premises only and any external alteration to the building shall first be approved in writing by the District Planning Authority.(287)

2 REASON For the sake of clarity, and to enable the District Planning Authority to consider any subsequent external alterations to the building (272R)

3 The change of use hereby permitted shall be limited to that of a residential home for the elderly, all as indicated on the submitted plans and application forms together with the supporting letter from the agent dated 21/10/85 and for no other purposes whatsoever.(6747)

3 REASON For the sake of clarity and to ensure an appropriate use for the site in the interests of amenity.(6748)

4 No loudspeaker, amplifier, relay or other audio equipment shall be installed or used outside the building nor installed or used inside the building in such a manner as to cause detriment to the amenity of the area by reason of noise.(285)

4 REASON In the interests of amenity.(90R)

5 The existing parking and access areas at the site shall be kept permanently available for parking and/or delivery purposes and no goods, materials or other items shall be stored or deposited thereon at any time.(6749)

Continued / .....

Application No. 24507 continued

5 REASON To safeguard the amenities of the occupiers of the adjacent and nearby residential properties.(6750)

INFORMATIVE:-

The applicant is reminded of the need to comply fully with both the requirements of Berkshire County Council Social Services Department and the Fire Officer in respect of the premises.(6751)

29 NOV 1985

Date.....

.....
District Secretary

N.B. A statement of the applicant's rights is attached

This permission or approval is for the purposes of the Town and Country Planning Act 1971 only. Approval may also be required under the Building Regulations.

PLANNING PERMISSION

N

WOKINGHAM DISTRICT COUNCIL

LOCAL GOVERNMENT ACT 1972

TOWN AND COUNTRY PLANNING ACT 1971

To: MR & MRS S L SEVILLE
THE WHITLEY & BEACH PARTNERSHIP
90/96 QUEENS ROAD
READING
RG1 4AN

WOKINGHAM DISTRICT COUNCIL
COUNCIL OFFICES
SHUTE END
WOKINGHAM, BERKS., RG11 1BN

Application No.34961 (F)

Proposal:
SINGLE STOREY REAR EXTENSION TO PROVIDE TWO ADDITIONAL BEDROOMS AND CONVERT GARAGE TO TWO FURTHER BEDROOMS
SEVILLE LODGE 72 ARBOR LANE WINNERSH

The Wokingham District Council in pursuance of their powers under the above Acts hereby GRANT Planning Permission for the carrying out of the above development in accordance with the application and the accompanying plans submitted by you to the Council subject to compliance with the following conditions the reasons for which are specified thereunder.

01 The development hereby permitted shall be begun before the expiration of five years from the date of this permission.(5)

01 REASON This condition is deemed to be attached by virtue of Section 41(1) of the Town and Country Planning Act. 1971.(3R)

02 All the materials to be used in the elevations of the proposed development shall match those on the existing dwelling to the satisfaction of the District Planning Authority, and this condition shall apply notwithstanding any indications as to these matters which have been given in the current application (6)

02 REASON To ensure that the materials are in keeping with those existing.(4R)

03 Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 (or any order revoking and re-enacting that Order) no additional window shall be constructed in any elevation of the residential home for the elderly, as extended by this permission, without the prior written approval of the District Planning Authority. (13R)

03 REASON To help safeguard the privacy and normal amenity of the occupiers of adjacent properties.(17R)

continued/-

04 The extension and garage conversion, hereby permitted, shall only be used as accommodation ancillary to the existing residential home for the elderly as such on the site.

04 REASON In the interests of amenity.(90R)

05 The additional two bedrooms and garage conversion shall not be occupied until space for vehicle parking has been provided within the site, in accordance with the approved plan No. M12/AL4A. The spaces shall thereafter be kept available for parking at all times.(140C)

05 REASON In the interests of road safety.(55OR)

06 The shrubs within the highway, to the east of the eastern access along Arbor Lane site frontage, shall be removed and the verge reinstated to the District Planning Authority's specification in consultation with the District Engineer before the development is commenced.

06 REASON In the interests of road safety and to improve visibility at the site access.

07 The existing trees, hedges, shrubs and landscaped areas, shown to be retained on the approved plan, shall be protected and retained both during and upon completion of construction. If any trees, hedges or shrubs within a period of 5 years die, are removed or become seriously damaged or diseased, they shall be replaced during the next planting season.

07 REASON To ensure that trees and shrubs are not damaged during building operations and in the interests of visual amenity.

INFORMATIVES:-

The District Engineer at Council Offices, Shute End, Wokingham (Tel: Wokingham 786833) should be notified and details of verge construction approved by him before any work is carried out within the highway.(162C)

The applicant is advised that, given the level of development presently on the site, any proposals to extend the property further, which would require planning permission, are likely to be resisted.(141C)

continued/-

Application No.	34961	Received 4.12.89	WINNERSH Non-Fundamental North Team

Applicant: MR & MRS S L SEVILLE
Location: SEVILLE LODGE, 72 ARBOR LANE, WINNERSH
Proposal: SINGLE STOREY REAR EXTENSION TO PROVIDE TWO FURTHER BEDROOMS

Introduction and Planning History - The site is located on the northern side of Arbor Lane, approximately 1/4 mile west of the junction with Robin Hood Lane, within the settlement of Winnersh. The property is a large detached bungalow set in a plot of 0.125 ha (0.3 acres) in area. The site is well screened along the east, west and northern boundaries and is served by a double access from Arbor Lane.

Planning permission was granted for the change of use of Seville Lodge from private dwelling to a residential home for the elderly in November 1985 (Ref 24507).

The Proposal - is for the conversion of the existing double garage to two bedrooms and separate bathroom and WC and a single storey rear extension linking the main house to the converted garage to provide two further bedrooms. Some internal alterations are also proposed. The proposal would increase the number of bedrooms from 8 to 11. Materials including fenestration are to match those details on the existing property.

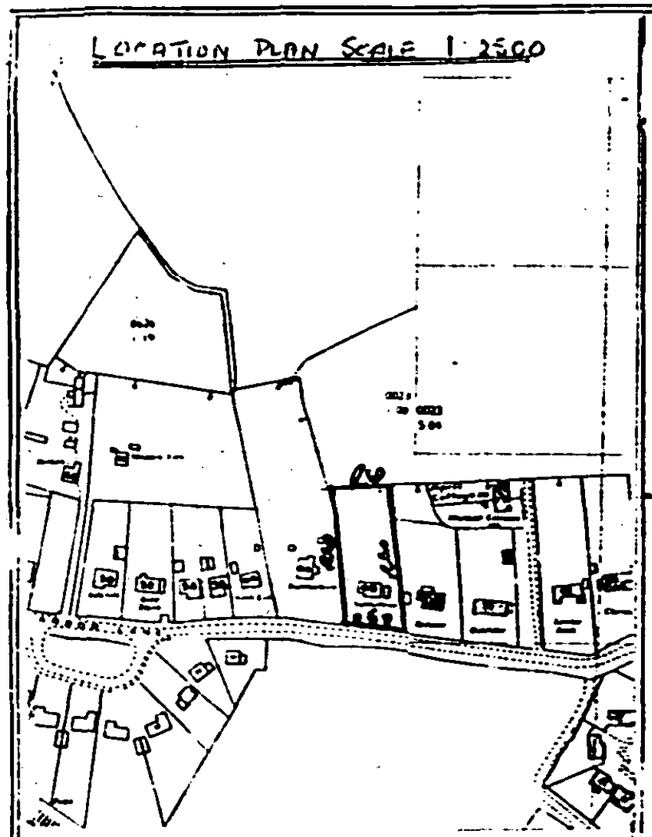
Consultations - Highway Authority : Parking proposed acceptable. Any further comments will be reported at the meeting.
Engineer : No objections.
Social Services (Royal County of Berkshire) : No objections.,
Winnersh Parish Council : No objections.
Any further observations will be reported at the meeting.

Appraisal - The site is well screened from adjoining properties and can easily accommodate proposal. The parking to be provided to the front of the property complies with the Highway Authority standards and would be acceptable in visual terms. The proposed extension and conversion set away from adjoining boundaries is in character and scale and would not result in any direct overlooking nor adverse impact on residential amenities of adjoining properties. The proposal is supported by Social Services.

Recommendation - that permission be GRANTED subject to conditions including materials, use ancillary to main use, parkingarea used solely for parking, retention of landscaped areas.

SE/SB
2.2.90

LOCATION PLAN SCALE 1:2500

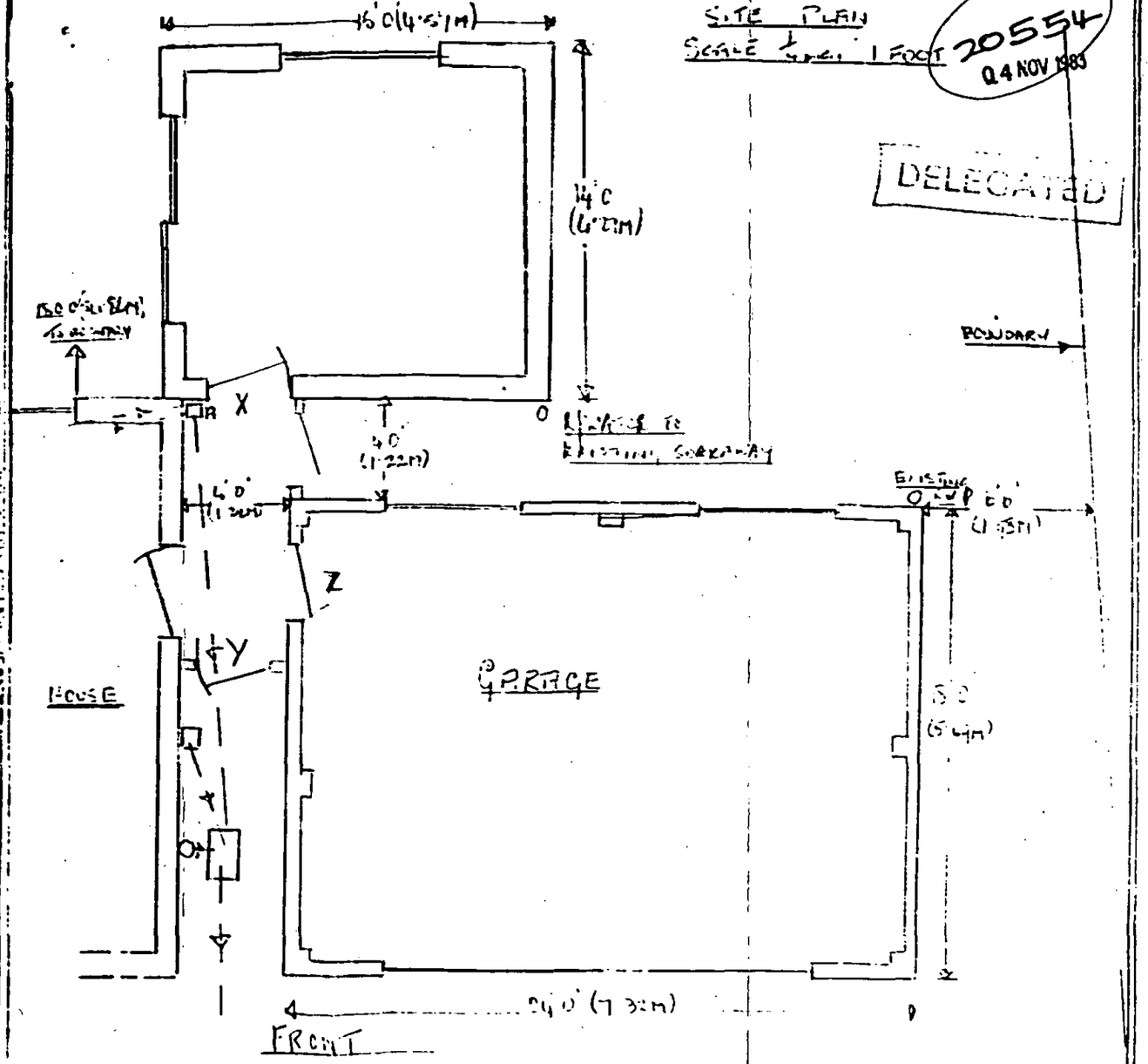


PROPOSED PLAYROOM EXTENSION
FOR:- B. KEY ESQ.,
68 ARBOR LANE
WINNERSH
WOKINGHAM,
BERKS.

SITE PLAN
SCALE 1 INCH = 1 FOOT

20554
04 NOV 1983

DELEGATED



Applicationo	Name & Address
F/2001/4338	Alistair Phillips 68 Arbor Lane Winnersh Wokingham Berks RG41 5JD
F/2001/4338	M J J Smith 66 Arbor Lane Winnersh Wokingham Berks RG41 5JD
F/2001/4338	Mrs Wilson 9 Sydney Close Crowthorne Berks RG45 6LQ
Application Approved	Letters sent 11/12/01

Tel: (0118) 974 6479

Date: 20/4/01

My ref: F/2001/4338

CONFIDENTIAL

Councillor E Siggery
Willow
375 Reading Road
Winnersh
RG41 5LT

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

Dear Councillor

Application Number: F/2001/4338
72, Arbor Lane, Winnersh, Wokingham.
Proposed single storey rear extension to residential home.

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 **Emy Circuit** on **(0118) 974 6479**. 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 30/4/01

Yours faithfully

Development Control Manager

LISTING FORM
Case officer: **Emy Circuit** Application Number: **F/2001/4338**
72, Arbor Lane, Winnersh, Wokingham.
Proposed single storey rear extension to residential home.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor E Siggery

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

Tel: (0118) 974 6479

Date: 20/11/01

My ref: F/2001/4338

CONFIDENTIAL

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

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

Dear Councillor

Application Number: F/2001/4338
72, Arbor Lane, Winnersh, Wokingham.
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This form must be received no later than 30/11/01

Yours faithfully

for Development Control Manager

LISTING FORM
Case officer: **Emy Circuit** Application Number: **F/2001/4338**
72, Arbor Lane, Winnersh, Wokingham.
Proposed single storey rear extension to residential home.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor R Turner

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

Tel: (0118) 974 6479

Date: 30/4/01

My ref: F/2001/4338

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 Bray
45 Bluebell Meadow
Winnersh
Wokingham
RG41 5UW

Dear Councillor

Application Number: F/2001/4338
72, Arbor Lane, Winnersh, Wokingham.
Proposed single storey rear extension to residential home.

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 **Emy Circuit** on **(0118) 974 6479**. 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 30/4/01

Yours faithfully

for Development Control Manager

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2001/4338**
72, Arbor Lane, Winnersh, Wokingham.
Proposed single storey rear extension to residential home.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor Bray

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

Emy Circuit

From: Andy Glencross
Sent: 19 November 2001 16:53
To: Emy Circuit
Subject: Planning Application F/2001/4338 72 Arbor Lane Winnersh (Newts)

Hi Emy

I am satisfied that the local great crested newt population will not be adversely affected by this development.

I have not visited the site.

Cheers

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

RECEIVED
26 OCT 2001

Date: 25 October 2001

To: Winnersh Parish Council

We have received Revised Plans for the following planning application:

Application Number: F/2001/4338

Location: 72, Arbor Lane, Winnersh, Wokingham.

Proposal: Proposed single storey rear extension to residential home.

Applicant: Mr Keith Seville C/O Mr David Brewster.

Case Officer: Emy Circuit

The new plans show the following: An increase in the volume to incorporate previously approved patio within extension to form a communal area (east elevation). Drawing no BUNG01 001.

Comments are required by 15/11/2001.

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

Previous OBJECTIONS of 10th July 2001 reiterated

PLANNING SERVICES	
FOL	
14 NOV 2001	
COPIES TO:	ACK:
	FILE:

Date: 05 November 2001

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2001/4338

Location: 72, Arbor Lane, Winnersh, Wokingham.

Proposal: Proposed single storey rear extension to residential home.

Applicant: Mr Keith Seville C/O Mr David Brewster.

Case Officer: Emy Circuit

The new plans show the following: Newt survey.

Comments are required by 15/11/2001.

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

(RING ONE)

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

App No. P/2001/1338 (Planaps) / (Ludhouse) Date Rec. 2/11/01

Location: 72 Arbor Lane

Parish Winnersh

Applicant: Mr Keith Seville

Description of attached plans Newt Survey

Drawing No's:

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: Andy Greenoss, Countryside Officer.

		Drawing No's	
1.	NK (Landscape & Trees)		☐
2.	NK (Env. Design)		☐
3.	XA (Highways)		☐
4.	NF (Building Control)		☐
5.	BC/DC Liaison		☐

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS:

Date for Responses 10 days

FURTHER ACTION

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

Redate Application Y / (N) From

New Site Notice Y / (N)

New Description

CASE OFFICER EXU

Consultations Sent by Admin. on 05.11.01

Yellow - Part One Copy
Green - Officer's Copy

EXC
PLANNING SERVICES HP 49389
0 2 NOV 2001
COPIES TO.
4338

ecological sustainability limited

ADDITIONAL PLAN

Great crested newt survey at Seville Lodge, 72 Arbor Lane, Winnersh, Near Reading, Berkshire.

September 2001

Director – Louis Lawler
51b Carnarvon Road Stratford London E15 4JW
Tel. 020 8257 2730 – Fax. 020 8257 3323 – Mobile. 07970 385 102

Louis@ecological.demon.co.uk
www.ecological.demon.co.uk

1 Introduction

1.1 **Ecological Sustainability Limited** were contracted by Seville Lodge to carry out a great crested newt survey at Seville Lodge, 72 Arbor Lane, Winnersh, Near Reading, Berkshire. This was at the request of Mr Seville's architect. The survey took place on the 23 September 2001.

1.2 The land in question is subject to a planning application for an extension to an existing residential home. The extension will be constructed on land that is currently used as part of a back garden.

1.3 The architect was aware that the application was within 500m of a great crested newt breeding pond. Developments that occur on great crested newt habitat within this distance must be subject to licensed mitigation from DEFRA. Great crested newts are protected within the Wildlife and Countryside Act 1981, The European Unions Habitat and Species Directive, as well as through The Council of Europe Bern Convention.

2 Methodology

2.1 Habitats within the application site were subject to a walk through survey and search under in-situ refugia for great crested newts.

2.2 Habitats that were open to the public and were within 500m of the application site were also searched to identify the great crested newt breeding pond. This was also to establish the distance between the breeding pond and the application site and what habitats lie in-between.

3 Results

3.1 The application site consists of closely mown lawn, two well tended flower beds and a small area of patio. Loose slabs, grass cuttings and other potential refuges for great crested newts were investigated. No amphibians of any description were seen.

3.2 A large playing field backs on to the garden that is subject to the application. On the far side of the playing field there is an area of land called Bluebell Common. This area contains habitats that are more conducive to great crested newts in their terrestrial phase. It includes areas of rank grassland and woodland. There also appears to have been an attempt to create a new pond but this had failed due to drying out. Near to this "pond" is a purposely constructed hibernaculum. Further in to Bluebell Common there is a well managed pond with man made platforms and wooden pathway running across it. Numerous great crested newt juveniles were found beneath in-situ refugia surrounding the pond.

4 Conclusions

4.1 The application site contains habitats that are not suitable to harbour populations of great crested newts. It is possible that but not likely that great crested newts would shelter beneath the patio slabs and within fissures in the flower beds.

4.2 Bluebell Common is within 500m of the application site and contains a great crested newt breeding pond as well as excellent terrestrial habitat for the amphibians.

4.3 A large playing field lies between Bluebell Common and the application site. The playing field is well managed with shortly mowed grass. This is unsuitable habitat for the great crested newts and provides a buffer zone between the application site and the great crested newt habitat.

4.4 Given that the application site is small and contains poor habitat for great crested newts, compounded with the fact that the great crested newt habitat lies the other side of a large playing field, it is unlikely that great crested newts will inhabit this garden.

5 Recommendations

5.1 It will not be necessary to carry out a full scale ecological mitigation programme for this site. As the development will be taking place on habitats that are unsuitable for great crested newt, application for a licence from DEFRA is unnecessary.

5.2 After consulting with Reading English Nature with regard to the application site it has been agreed that the only precaution that needs to be carried out is that a licensed ecological consultant be on the site for the first day of construction in order to supervise the removal of any potential great crested newt refuges. This will ensure that no great crested newts are killed injured in the highly unlikely event that they are present on site.

Date: 25 October 2001

To: Highways SNA.

We have received Revised Plans for the following planning application:

Application Number: F/2001/4338

Location: 72, Arbor Lane, Winnersh, Wokingham.

Proposal: Proposed single storey rear extension to residential home.

Applicant: Mr Keith Seville C/O Mr David Brewster.

Case Officer: Emy Circuit

The new plans show the following: An increase in the volume to incorporate previously approved patio within extension to form a communal area (east elevation). Drawing no BUNG01 001.

Comments are required by 15/11/2001.

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

CONDITIONS

C122 - Parking & Turning
R122

C129 - construction Vehicles
R129

C130 - Mud
R130

S.N. ASTON

24.10.01

Date: 25 October 2001

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2001/4338

Location: 72, Arbor Lane, Winnersh, Wokingham.

Proposal: Proposed single storey rear extension to residential home.

Applicant: Mr Keith Seville C/O Mr David Brewster.

Case Officer: Emy Circuit

The new plans show the following: An increase in the volume to incorporate previously approved patio within extension to form a communal area (east elevation). Drawing no BUNG01 001.

Comments are required by 15/11/2001.

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

(RING ONE)

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

App No. F/2001/4338 (Planaps) / (Ludhouse) Date Rec. 12 Oct '01

Location: 72 Arbor Lane, Winnersh

Parish Winnersh

Applicant: Mr Keith Seville

Description of attached plans An increase in the volume to incorporate previously approved patio within ~~the~~ extension to form a communal area (east elevation)

Drawing No's: PAC01 BUNG01 001

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: Social Services (Lynne McFetridge)

		Drawing No's	
1.	NK (Landscape & Trees)		☐
2.	NK (Env. Design)		☐
3.	XA (Highways)		✓
4.	NF (Building Control)		☐
5.	BC/DC Liaison		☐

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS: 9 Sydney Close, 66 Arbor Lane, 68 Arbor Lane.

Date for Responses 21 days

FURTHER ACTION

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

Redate Application Y (N) From

New Site Notice Y (N)

New Description

CASE OFFICER EXC

Consultations Sent by Admin. on 25.10.PS

Yellow - Part One Copy
Green - Officer's Copy

48947

D A V I D B R E W S T E R
Design Consultant
22 Montrose Walk Calcot Reading RG31 7YH

PLANNING SERVICES	HPT
POI	TLS
EXC	ENF
22 OCT 2001	
COPY	ACK:
	FILE

Emmy Circuit
Planning Dept
Wokingham District Council
PO Box 157
Council Offices
Shute End
Wokingham
Berks
RG40 1WR

REVISED PLAN

4338

16st Ooctober 2001

Dear Emmy

Ref. EXC/ F/2001/4338 Seville Lodge, 72 Arbour Lane, Winnersh, Reading, Berks.

Please find enclosed information as requested with reference to the above property's planning application and your letter dated 5th October 2001

i) The maximum amount of staff on duty at any one time will be three, as a shift system is in place.

ii) Residents currently occupy twelve rooms, increasing to seventeen. None of the rooms will be required by night duty staff. There will be a maximum of two night duty staff between the hours of 2100hrs – 0700hrs.

iii) Mini bus transport is provided for staff to and from work daily.

Please find enclosed a revised set of plans in response to Lynn McFetridge comments dated 13th July 2001

1 Additional communal area replacing proposed patio area

2 Additional dining area converting existing office area

3 Shower rooms defined as wade gulley type as requested.

Hope to hear from you soon, and if I can be of further assistance please do not hesitate to contact me or my assistant Sue.

Yours sincerely

David Brewster MSIAD

Tel: (0118) 974 6479 (Direct Line)
Fax: (0118) 974 6484
Email: Emy.Circuit@wokingham.gov.uk
Date: 5 October 2001
My ref: EXC/F/2001/4338
Your ref:

David Brewster
22 Montrose Walk
Calcot
Reading
RG31 2SR

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

Dear Mr Brewster

PROPOSED SINGLE-STOREY REAR EXTENSION TO RESIDENTIAL HOME AT 72 ARBOR LANE, WINNERSH

Thank you for your letter of 1 October, providing additional information regarding the traffic generation implications of the above proposal. However, more detail is required to enable the Highway Officer to assess the application. Please can you provide the following information?

1. I understand from your letter that there are currently ten staff and that this would increase to twelve. What is the maximum number of staff present on the site at any one time and would this increase as a result of the proposal?
2. There are currently twelve bedrooms and this would increase to seventeen. How many rooms are currently occupied by residents and how many by staff who 'sleep in'? What would the split between bedrooms for residents and staff be as a result of the proposal?
3. What are the transport arrangements provided for staff?

I have also enclosed a copy of comments received from the Council's Social Services Department, for your information. Please provide the necessary information within 14 days of the date of this letter. If you require any clarification regarding the information required please contact me on 0118 97 4 6479.

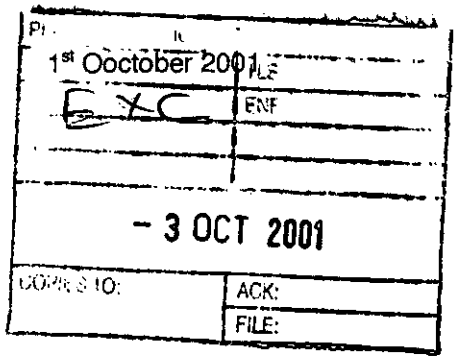
Yours sincerely

Emy Circuit
Planning Assistant, Development Control

48357

22 Montrose Walk
Calcot
Reading
Berks RG31 2SR

1st Oooctober 2001



Emmy Circuit
Planning Dept
Wokingham District Council
PO Box 157
Council Offices
Shute End
Wokingham
Berks
RG40 1WR

Dear Emmy

Ref. Seville Lodge, 72 Arbour Lane, Winnersh, Reading, Berks.

Please find enclosed information as requested with reference to the above property's planning application

i) There are 10 existing staff members and our client intends to hire 2 additional non-residential members of staff.
ii) With regard to additional parking, our client advises they arrange transport to and from work for their staff, therefore no additional parking will be required, and traffic on the highway should remain as existing.
iii) I have been in contact with Andy Glancroft at English Nature Heritage and he will be in contact with you shortly.

Hope to hear from you soon, and if I can be of further assistance please do not hesitate to contact me or my assistant Sue.

Yours sincerely

David Brewster MSIAD

cc. Seville Lodge

HIGHWAYS CONSULTATION SHEET

From: Emy Circuit **Date:** 06 July 2001

Application Number: F/2001/4338

Proposal: Proposed single storey rear extension to residential home.

Parish: WINNERSH PARISH

Site Address:
72, Arbor Lane, Winnersh, Wokingham.

Applicant:
Mr Keith Seville C/O Mr David Brewster.

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).

- Further information on existing traffic generation and the additional traffic generated by these proposals is required,
- What arrangements are there for staff parking/travelling?

Signed: [signature] **Print name:** S.N. Anton

3-8-01

answer phone message 8/8

Spoke to Sue 8/8 + discussed what required

chased up 15/8

David Brewster phoned 28/8, getting info

Emy Circuit

From: Andy Glencross
Sent: 24 July 2001 14:20
To: Emy Circuit
Subject: Planning Application F/2001/4338 72 Arbor Lane Winnersh

Hi Emy

My comments onthe above application are as follows.

The site is within 250metres of a great crested newt breeding pond and consequently we must adopt the following approach.

(1) The applicant needs to submit a newt mitigation scheme **with their application.**

(2) This mitigation scheme needs to be formulated in consultation with EN and if possible agreed by them.

(3) Planning permission can then be given with the condition that a licence will be required to carry out all works.

This approach means that the applicant is likely to get the DETR licence they require as they already have the agreement of EN who are the statutory consultee on these matters for the DETR. It also protects the authority from any liability from giving a planning permission that cannot be implemented.

I have not visited the site.

Cheers

Andy Glencross
Countryside Officer (Biodiversity)

Spoke to David Brewster 6 Aug '01 - advised him to contact Andy Glencross re type of measures required. AG.

TO: DEVELOPMENT CONTROL FROM: Environmental Design

Emy Circuit DATE: 24th July 2001

Location:	72, Arbor Lane, Winnersh, Wokingham
Proposal:	Proposed single storey rear extension to residential home
Application Number:	F/2001/4336 8

In response to your consultation dated 6th July 2001 for the above application, the tree and landscape comments are as follows:

The proposed large extension would require the removal of one tree and an area of shrubbery which is correctly shown on the applicants drawing BUNG 01. This is an ornamental cherry tree and of limited visual amenity value. Consequently I do not wish to raise an objection to its removal. However there is scope for replacement planting and I would request that the applicant is required to replant 3No replacement trees within the garden area. These should be planted as Extra Heavy Standards 14-16cm girth and of a suitable species for the local area and use of the garden.

The gardens contain a number of other trees which range in condition and quality. Currently the most important tree on site is a mature Weeping Willow which is growing approximately 12 metres from the existing house adjacent to the eastern boundary. The applicant should be required to produce for approval protective fence details in accordance with BS 5837 : 1991 - Trees in Relation to Construction to ensure that all the existing trees are protected and successfully retained during construction.

The proposed extension is very large and I am concerned at the increase in mass of the existing house when viewed from adjacent properties. In particular No 74 Arbor Lane which currently overlooks the garden will experience a loss in visual amenity.

ROBERT PETROW
Consultant Landscape Architect

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING

MEMORANDUM

To:	Emy Circuit Development Control	Your Ref:	F/2001/4338
From:	Tom Payne Environmental Health	My Ref:	20012793
		Date:	July 25,2001

PROPOSED SINGLE STOREY REAR EXTENSION TO RESIDENTIAL HOME SEVILLE LODGE, 72 ARBOR LANE, WINNERSH

These proposals have been evaluated and I recommend that the following condition be attached should the application be granted planning consent:

1. Construction operations for which noise is audible at the site boundary shall only be carried out between 7.30 hours and 1800 hours Monday to Friday, 8.00 hours and 1300 hours on Saturdays and at no time on Sundays, Bank or Public Holidays without prior agreement in writing from the Local Planning Authority.

If any clarification on these comments is needed, please do not hesitate to contact me on extension 6361.

T Payne

TOM PAYNE
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION & HOUSING

ES

DD
APP
CS
26 JUL 2001
COPIES TO:
ACK:
FILE:

9, Sydney Close
Crowthorne
Berks RG 45 6LQ

30 7 2001-07-30

The Planning Officer
The Planning Dept
Wokingham District Council Offices
Shute End
Wokingham
BerksRG40 1WL

Dear Sir / Madam

4338
EXC

Re Planning Applcation F/ 2001 ~~4388~~

Seville Lodge 72 Arbor Road Wokingham

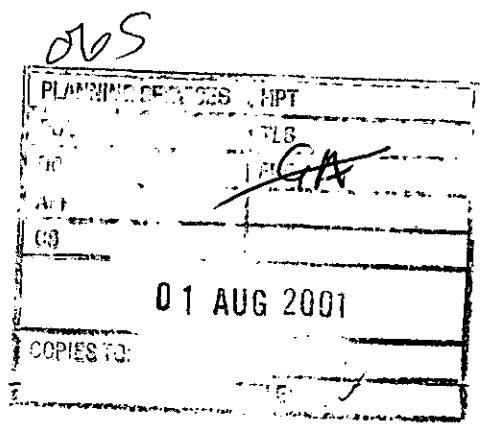
I write in support of this application.

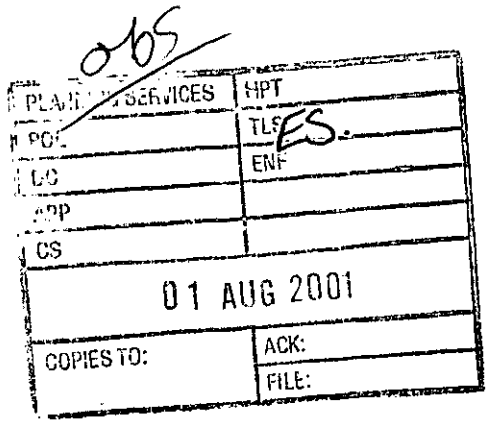
My Mother in law of 87years has recently become a resident at this home due to suffering from severe Arthritis which makes walking difficult. One of her priorities when looking for a new home was a room with en suite facilities. Due to a general lack of beds in the area, even for private residential care, this was not possible to obtain.

The care at Seville Lodge is extended to all residents and will continue but I do hope you will approve this application as it will make considerable difference to the individual in helping to maintain their independence.

Yours faithfully

Mrs P.M.Wilson





Wokingham District Council
Planning Services
PO Box 157
Shute End, Wokingham
Berks RG40 1WR

M J J Smith
66 Arbor Lane
Winnersh
Wokingham, Berks
RG41 5JD

01183774555
26 July 2001

Dear Sirs

Application F/2001/4338

I object to the further extension of this nursing home due to the following:

The development would be a precedent to further inappropriate development in Arbor Lane

I am concerned at this increase to 'commercial' premises in the Lane.

The present plans would have maximum impact on neighbours due to the layout towards the north.

The present plans show an increase in height above the existing property.

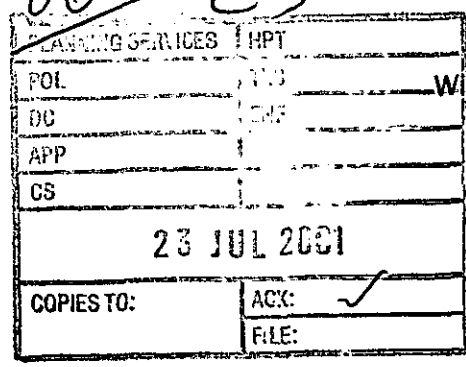
Arbor lane traffic problems are well documented and the road is unsuited to further development

Yours faithfully

M J J Smith

065 ES

PLANNING SERVICES	HPT
POL	TRS
DC	ENF
APP	
CS	
23 JUL 2001	
COPIES TO:	ACK: ✓
	FILE:



68 Arbor Lane
Winnersh, Wokingham
Berks RG41 5JD

19 July 2001

Planning Department
District Offices
Shute End
Wokingham
RG40 1WR.

Dear Ms Circuit

Reference planning application F/2001/4338

I am writing to lodge an objection to the above planning application, which relates to the property next door to mine. We have lived at 68 Arbor Lane for over 10 years.

I wish to object on the following grounds:

1. The application is misleadingly titled a 'proposed bungalow extension'. This in fact is a large commercial development, which will almost double the size of the existing, already extensively extended, property. If approved the property will offer 19 rooms of nursing home accommodation and will employ at least 10 people, a sizeable business totally out of keeping with the residential nature of Arbor Lane.
2. The 1:2500 scale 'location plan' lodged does not show our rear extension, which would be overlooked by the proposed development; nor does it show the existing extensions to the bungalow - it is therefore very misleading.
3. Our house and garden would be overlooked by the windows of the proposed development for much of the length of our garden; the windows are very close to the boundary and face directly into our garden. Two and possibly three of the other neighbouring properties would be overlooked where they are not at present.
4. The proposed new window in 'bedroom 12' (which is a converted garage) would look right into our back door from just over the boundary between our two properties.
5. We already have a flooding problem in our back garden. The soakaway coming off the end of the proposed development at 'new bedroom 6 suite' is close to our boundary. This would take half of the rainwater from a large new roof area and would result in a major increase in the amount of rainwater collecting in our rear garden, increasing our flooding problem significantly.
6. The position of the trees as shown on the plan appears to me to be incorrect; this gives a misleading impression of which trees would be affected and how neighbours will be affected by the proposed development.

7. The proposed buiding work would disturb the roots of two large trees in our rear garden, which are almost on the boundary between the two properties; this may well kill them off.
8. The proposed extension would run close to our boundary for much of the length of our rear garden. It would take a significant amount of light away from our rear garden and house rear extension. The roof of the proposed extension is much higher than the existing extension next to our boundary, which already takes away our light at our back entrance.
9. There is no proposed increase in parking space, although the existing parking space is limited and visitors have already been known to park in the Lane, which has no pavement at this point and is barely wide enough for two cars let alone parked cars as well.
10. I doubt whether the forecourt is wide enough to enable a fire engine or ambulance to reach the property in an emergency if cars are parked in the spaces marked '4' and '5' on the plan.
11. Road safety and the amount of traffic in Arbor Lane has been the subject of much council debate over the last few years. There already is a significant amount of traffic into the existing nursing home. The proposed increase in accommodation and staff would result in a large increase in traffic.

Yours sincerely



Alistair Phillips

Lynne McFetridge

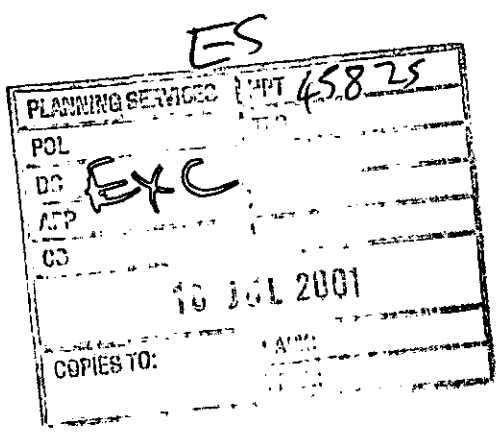
From: Lynne McFetridge
Sent: Friday, July 13, 2001 4:02 PM
To: Emy Circuit
Subject: Sevill Lodge Plans

I have just received the plans for comments.

- Although two bedrooms are being demolished to allow for a new communal area I would question how much space this actually provides as most of it will be a "corridor " from the existing bungalow to the new extension
- As there will be 5 more residents is there sufficient space in the dining area to accommodate them, it is quite a cramped space already and since most of the residents are likely to either be in wheelchairs or using walking frames etc.this needs more space
- All of the new bedrooms have en-suite bathrooms however these bathrooms look as if they are being designed with 760mm square shower trays which will be inaccessible to the type of client likely to be accommodated. Showers should really be built with level access Wade Gulley type dished floors where clients can either shower independently or with assistance

Hope this is helpful

Lynne McFetridge



FROM: Emy Circuit

DATE: 06 July 2001

DELEGATED

-9 JUL 2001

WINNERSH PARISH CONSULTATION SHEET

Application Number: F/2001/4338

Proposal: Proposed single storey rear extension to residential home..

Site Address: 72, Arbor Lane, Winnersh, Wokingham.

Applicant: Mr Keith Seville C/O Mr David Brewster.

Your observations are required in respect of this application **by 30/07/2001** .

The Committee **OBJECTED** to the application on the following grounds:

1 It would be over-development of the site

2 This would be intrusive on number 68 Arbor Lane

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
13 JUL 2001	
COPIES TO:	ACK:
	FILE:

SIGNED: _____ DATE: 11.07.01

Clerk To Winnersh Parish/Town Council.

Received by Wokingham District Council

Application No: F/2001/4338

Proposal:
Proposed single storey rear extension to residential home.

Location:
72, Arbor Lane, Winnersh, Wokingham.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 30/07/2001. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

06 July 2001

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~18 MAY 2001~~ Valid 05 JUL 2001

Officer: KDC | Application No. F/2001/42338

Map No. 53+54 Site 024

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F.) PROPOSED SINGLE STOREY REAR EXTENSION TO RESIDENTIAL HOME

Location: 72 ARBOR LANE

Parish: WINNERSH Ward: Winnersh

Applicant: MR IC SEVILLE

Fee (1) Received 760-00 Required ½ ..... 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			05 JUL 2001
2	1:500 block plan showing existing & proposed dev. + adj. Properties	Extra staff? Parking arrangements?	30/5	✓ 05 JUL 2001
3	Forms unsigned	Full forms signed on behalf of agent. Floor space?		✓ 05 JUL 2001
4	Correct S 66 certificate		approx 310 sq m - not enough for sub committee or advertising	
5	Elevation plans		30/5	05 JUL 2001
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 : 06.07.01 Parish Council Informed - YES / ~~NO~~

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees ✓ .....
Conservation Officer .....
Environmental Health ✓ .....
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 ✓ .....
A. Glencross (D. Pastures) - NEWTS Cons. ✓
Disabled Access Officer ✓

EXTERNAL CONSULTATIONS

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

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

HERITAGE BODIES

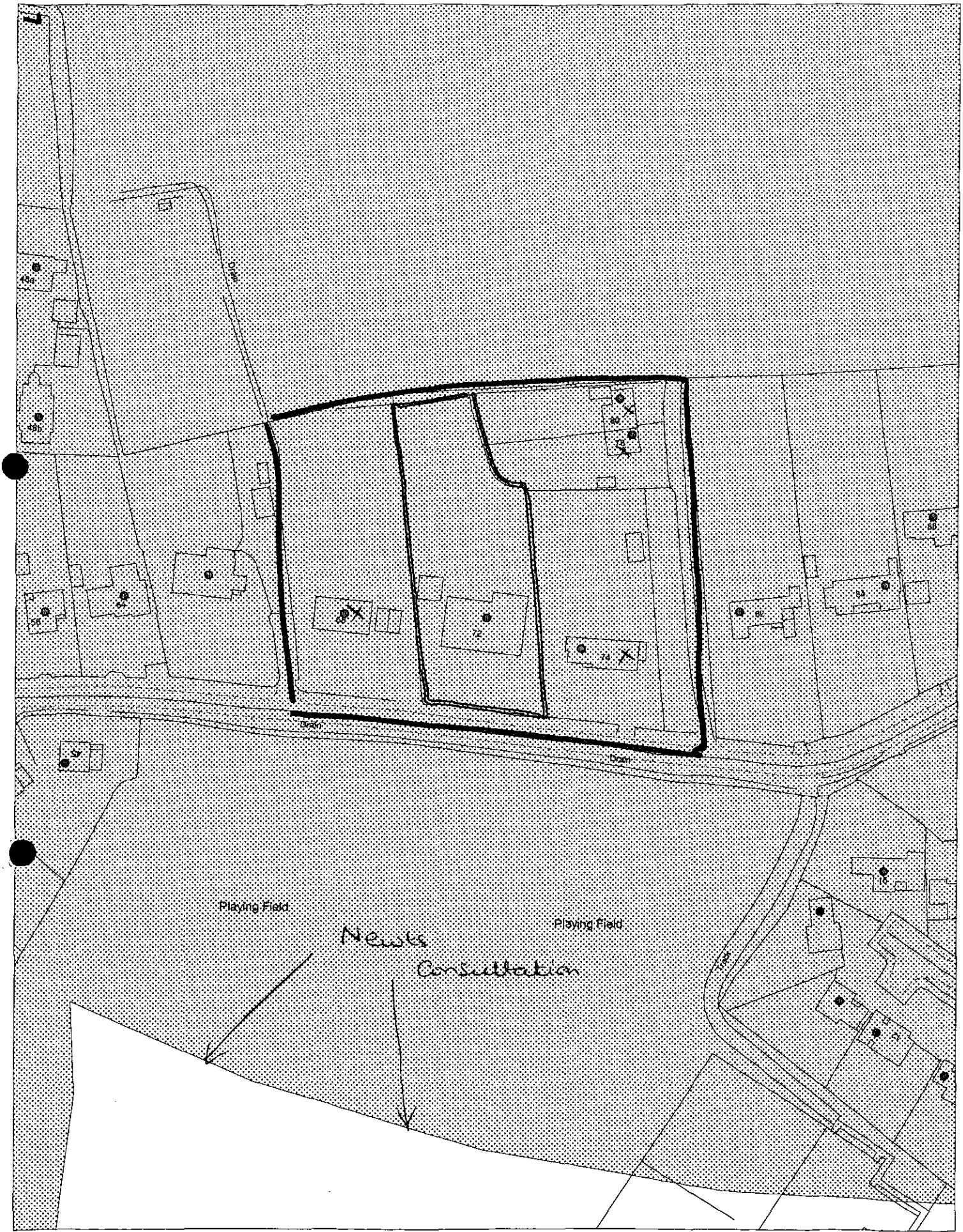
The Georgian Group .....
Ancient Monuments Society .....
Council for British Arch. .....
RCHME .....
Telecommunications (NRPB) : .....
Sport England : .....

OTHERS:

.....
.....
No pre-apps.....

NEIGHBOURS:

S/N + See Map ✓



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Development Control Section, Environmental Services, Wokingham District Council.

23 May 2001 Scale: 1 : 1250

N
W E
S

① "ECOUSSE", Pc 20 011 072.

ADDRESS 72 ARBOR LANE PARISH WINNERSH

PLOT No. ORD. SHEET No. SU.7871(54)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
810/55	W.J. Lobjoit & Sons	Outline	8.11.55	N/A C/A
152/56	Mrs. G. Fory	Detached Bungalow	13.3.56	App. C/A
R/80/59	Mr. B.T. Coomer	Additions	7.4.59	App. App.
PD/587/60	"	Garage & Extension	21.12.60	App. N/A
PD/557/65	Mr. J. Catton	Extension	30.12.65	App. N/A
BR 6224	Mr B.T. Brown	S/storey ext	16.3.77	App N/A
06158	"	"	12.5.77	N/A C/A
BR 10053	"	GARAGE & CARPORT	4.1.79	App. N/A
09929	"	"	15.2.79	N/A Ref.
4618	"	REPL. GARAGE UTILITY ROOM & GRANNY ANNEXE	18.12.80	N/A Ref.

DATE OF COMPLETION January 1957

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

② 'Ecousse'

ADDRESS 72 ARBOR LANE PARISH WINNERSH

PLOT No. ORD. SHEET No. SU. 7871 54

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
14891	MR. GAILLON	DEM. GARAGE FOR S/STOREY GRANNY ANN.	12.2.81	N/A C/A
BR 16602	"	GRANNY ANNEXE, GARAGE, UTILITY	1.5.81	App N/A
15835	"	"	25.6.81	N/A C/A
24507	MR. G. PALMER	C/O/USE TO ELDERLY HOME	6.11.85	N/A C/A
34961	MR & MRS. L. SEVILLE	S/ST. EXT.	14.2.90	C/A
BRA 10053	"	" /CON. OF GARAGE	11.3.91	App
FP94/3212	"	" "	23.1.95	C/App
FP98/7306	"	Int. Alts.	3.4.98	App

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

07973 310609
Mobile

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS

Please answer **ALL QUESTIONS** in **BLOCK LETTERS**. If a question is not applicable, answer **N/A** in space. Please submit **SIX** copies of this form and plans to:-

THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P O Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

FOR OFFICE USE ONLY

[illegible] 4358
[illegible] 2001 4358

1.	APPLICANT'S NAME	MR KEITH SCVILLE.
	ADDRESS	72 ARBOR LANE, WINNERSH READING, BERKS
	POST CODE	PHONE
	AGENT'S NAME	
2. If the applicant has an agent, all correspondence will be sent to the agent	ADDRESS	MR DAVID BREWSTER 22 MONTROSE WALK, CALCOT READING, BERKS
	POST CODE	RG31 7YH PHONE 0118 943 1695.
3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.	SITE LOCATION	72 ARBOR LANE, WINNERSH READING BERKS
4. WHAT IS THE APPLICATION FOR? Give brief details and state for what purpose this site and any buildings will be used.		SINGLE STOREY REAR EXTENSION TO RESIDENTIAL CARE HOME
5. Give the area in hectares or part of a hectare	AREA OF SITE	2100 Sq M
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNER.
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	PLANS ELEVATION, SITE PLAN & LOCATION PLAN

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?
Tick the boxes(x)

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

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

OUTLINE PERMISSION	☐	See question 10
FULL PERMISSION	☑	
APPROVAL OF DETAILS/RESERVED MATTERS	☐	State relevant outline permission number Also complete Question 10
TEMPORARY PERMISSION	☐	State period required
RELAXATION OF CONDITIONS	☐	State relevant application number Conditions to be relaxed

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

		SITING	☐
EXTERNAL APPEARANCE	☐	DESIGN	☐
MEANS OF ACCESS	☐	LANDSCAPING	☐

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

RESIDENTIAL CARE HOME.

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

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

14. STATE EXTERNAL MATERIALS TO BE USED.

BRICK - SMOOTH PLASTER FINISH TO MATCH EXISTING

15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.

EXISTING FENCES & HEDGES. DARK BROWN ROOF TILES TO MATCH EXISTING

16. HOW WILL SURFACE WATER BE DISPOSED OF?

NEW SOAKAWAYS

17. HOW WILL FOUL SEWAGE BE DISPOSED OF? To existing system ~~YES~~/NO

If no, please give details: ADDITAL MAN HOLES.

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

AS EXISTING

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

ACCESS AS EXISTING
ENSUITE WITH DISABLED FACILATIES.

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

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	1 *	1 *	1 *
BUNGALOW	117 *	110 *	12 *
FLAT/MAISONETTE	1 *	1 *	1
OTHER	1 *	1 *	1 *

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

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

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

£760.00

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken. Permission under the Town & Country Planning Acts does not obviate the possible need to apply for Building Regulations approval.

SIGNED [signature] ON BEHALF OF KEITH SEVILLE DATE JUNE 01

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

1769c

PLANNING APPLICATION

PART 2

This part of the form need only be completed if the application involves non-residential development. Please answer all questions in print or block letters. If the answer is not applicable, write N/A in the space. You may wish to amplify your answers in a covering letter.

24. STATE THE GROSS FLOOR SPACE (by external measurement) OF ALL BUILDINGS TO WHICH THIS APPLICATION REFERS. Please give all floor areas in SQUARE METRES.

	USE CLASS	Existing floor space		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS	384 sqm	N/A	231.5 sqm	N/A
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL				

25. IF C1 OR C2 USE IS PROPOSED, PLEASE STATE NUMBER OF BED SPACES — 7. ENSUITES

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	7	
Proposed	—	

27. DESCRIBE THE ACTIVITY OR PROCESSES TO BE CARRIED ON
Please provide details of any equipment, plant or machinery to be installed and any end products. You may wish to amplify your answers in a covering letter.
— RESIDENTIAL CARE HOME.

28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier
b) Will these premises be vacated?
— MRS SEVILLE, 72 ARBOR LANE, WINNERSH, READING, BERKS.
NO

29. IF KNOWN, HOW MANY PEOPLE ARE LIKELY TO BE EMPLOYED ON SITE AFTER COMPLETION OF THE DEVELOPMENT?

Existing Staff	Transferred Staff	New Staff	Total
8		2	10

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES?
If so, state this material, the quantity and method of storage.
— NO.

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

New buildings, major alterations and enlargement of existing buildings, and many changes in the use of buildings and land need planning permission.
The Town and Country Planning Acts impose a duty on Local Authorities to control these changes, and this means that a balance has to be found between the need and pressure for change, and the desire to protect the character of settlements and the countryside.
The merits of each application are, therefore, carefully examined.

WHAT ELSE MAY YOU HAVE TO DO ?

Listed Building Consent:	for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area.
Advertisement Consent:	for the display of advertisements or signs
Building Regulation Approval:	for most new building or construction work.

Special forms are available for these types of applications.

You should also check whether there are any other regulations with which you may need to comply.

WHAT HAPPENS TO THE APPLICATION ?

It will first be checked to see if it is complete and if it is, it will be registered.

Consultations will be carried out with public and other bodies, such as the Highway Authority, or Local Parish Councils.

Publicity may be given to allow local people the opportunity to comment on your proposals.

The application will be considered in relation to the Council's planning policies and guidelines, the past history of decisions on that site or in the locality, other standards (such as parking, or visibility at road junctions), and any other material considerations.

The site will be visited by a Planning Officer You may be asked to submit more information, or to amend your application.

The application will then be considered either by a Planning Committee or Sub Committee (made up of Councillors) or by the Chief Officer responsible for planning matters. Objections to an application will be taken into consideration by the Committee or the Chief Officer.

Shortly after the application has been determined, you will receive a Decision Notice.

HOW LONG WILL IT TAKE ?

An application will generally be determined within eight weeks although a longer period may sometimes be required for a complicated application.

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

Your application may be approved subject to certain conditions. These could impose restictions on the use of land or buildings, or require further details to be approved at a later stage, (e.g. materials or landscaping).
You may appeal against the conditions, but this opens the entire permission to review by the Secretary of State.

Your application may be refused. The reason will be listed on the Decision Notice.

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

You have the right to appeal against the refusal to the Secretary of State, but you have to do that within six months.
Appeals can be dealt with by written representations by both sides, or by a Public Inquiry.
You may ask the Planning Officer whether an amended application would be more likely to receive planning permission.

DATA PROTECTION ACT 1984

'Information contained in this form is likely to be personal data within the terms of the Data Protection Act 1984, and as such will be held by the Council on computer (such as the PLANAPS applications processing system) and may be used by the Council only for purposes registered under the terms of the Data Protection Act.'