APPLICATION NO:
F/2000/0909

LOCATION:
Chadmore House Gipsy Lane, Wokingham.

APPLICANT:
Cala Homes South Ltd

PROPOSAL:
Proposed erection of three detached dwellings and demolition of existing dwelling.

EARLIEST DATE FOR DECISION: **14/04/2000**

APPLICATION EXPIRY DATE: **02/05/2000**

CASE OFFICER: **Mrs B Polnik**

32330

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Cala Homes South Ltd
Burgan House
The Causeway
Staines
Middlesex
TW18 3PR

Application Number: F/2000/0909

Parish: **WOKINGHAM**

Location: **Chadmore House, Gipsy Lane, Wokingham.**

Proposal: **Proposed erection of three detached dwellings and demolition of existing dwelling.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

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

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

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

Condition
4. 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 dwellings hereby approved and retained.

Condition
5. 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
6. The following windows of the development hereby permitted shall not at any time be glazed other than with obscured glass and shall be so maintained thereafter:

(i) Plot 1 first floor bathroom and 2 ensuites
(ii) Plot 2 first floor bathroom and 2 ensuites
(iii) Plot 3 first floor bathroom and 2 ensuites

Condition
7. 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 first floor level or above of the side elevations of the 3 dwellings hereby permitted except for any which may be shown on the approved drawing(s).

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

Condition
9. 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
10. Before the development hereby permitted is commenced, the vehicular access proposed shall be formed and provided with visibility splays of 2m x 45m from the access onto Gipsy Lane in accordance with details to be submitted to and approved by the Local Planning Authority. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height and so maintained at all times.

Condition
11. Notwithstanding the plans submitted the access drive shall be widened to 4.1m and hard surfaced with tarmac, concrete of similar hard bound material in accordance with plans to be submitted to and approved in writing by the Local Planning Authority and shall be implemented prior to commencement of development.

Condition
12. 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
13. 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
14. 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 visual amenities of neighbouring properties and the locality.

Reason
4. In the interests of visual amenity.

Reason
5. In the interests of visual amenity.

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

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

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

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

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

Reason
11. To ensure 2 vehicles can pass clear of the highway and to avoid spillage of loose material onto the highway in the interests of highway safety.

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

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

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

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

Berkshire Structure Plan Policy H9.

South East Area Local Plan Policies STV1, SH1, SBE1, SBE2 and SH8.

Deposit Draft Wokingham District Local Plan Policies WOS2, WH1, WBE1, WH6 and density policy.

Informative

2. In order to achieve adequate visibility splays required by Condition 10, the existing telegraph pole to the west of the access may need to be relocated at full cost to the applicant.

John Mitchell

John Mitchell
Development Control Manager
Date: 07/11/2000

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

Date: 27 September 2000

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/0909

Location: Chadmore House, Gipsy Lane, Wokingham.

Proposal: Proposed erection of three detached dwellings and demolition of existing dwelling.

Applicant: Cala Homes South Ltd.

Case Officer: Mrs B Polnik

The new plans show the following: Erection of wall and fence adjoining Chadmore Dene. Drawing no PD01C.

Comments are required by 11/10/2000.

Should you have any queries regarding this application please contact the case officer Mrs B Polnik on 0118 974 6450.

(RING ONE)

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

App No. F/2000/0909 (Planaps) / (Ludhouse) Date Rec. 18.9.00

Location: CHAOMORE HOUSE, GIPSEY LANE

Parish WOKINGHAM

Applicant: CALA HOMES

Description of attached plans erection of wall and fence adj. Chadmore Dene

Drawing No's: PO01C

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS:

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

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

NEIGHBOURS: Mr Tibbs, Chadmore Dene

Date for Responses 14 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 BP.

Consultations Sent by Admin. on 27.09.B

Yellow - Part One Copy
Green - Officer's Copy

CALA
125
YEARS
1875-2000

PLANNING SERVICES	HPT 34325
BP	TLS
	SNF

CALA
HOMES

CALA Homes (South) Ltd
Burgan House The Causeway
Staines Middlesex TW18 3PR
Telephone 01784 460033
Facsimile 01784 450508
www.cala.co.uk

CL/lr/232

15th September 2000

Mrs B Polnik
Senior Planning Officer
Wokingham District Officer
PO Box 157
Shute End
Wokingham
Berks
RG40 1WR

0909

REVISED PLAN

Ref: 2000/0909 Chadmore House, Gipsy Lane, Wokingham

Dear Mrs Polnik

Please find enclosed 6 no. copies of the planning layout PD01C amended to show the addition of a new brick wall along the entrance road.

This wall has been included at the request of Mr Tibbs, the adjoining owner of Chadmore Dene and CALA are happy to provide it.

I trust this amendment is acceptable and that with all other matters now resolved, the proposal can be recommended for approval under officer's delegated authority.

Yours sincerely

Christopher Law

Christopher Law RIBA
CHIEF ARCHITECT
For and on behalf of CALA Homes (South) Limited

REGISTERED IN ENGLAND NO. 02522271. REGISTERED OFFICE: BURGAN HOUSE THE CAUSEWAY STAINES MIDDLESEX TW18 3PR. A SUBSIDIARY OF CALA GROUP LTD.

Tel. (0118) 974 6487 (Direct Line)
Fax. (0118) 974 6484
Email. John.Mitchell@wokingham.gov.uk
Date January 8, 2001
My ref. JRM/BP/2000/0909
Your ref. CL/lr/304

3/7989

Mr Law
Cala Homes (South) Ltd.
Burgan House
The Causeway
STAINES
Middlesex
TW18 3PR

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

Dear Mr Law

PROPOSED DEVELOPMENT OF 3 DWELLINGS AT CHADMORE HOUSE, GIPSY LANE, WOKINGHAM

Further to your letter received on 20 December 2000 I confirm that the landscaping details submitted pursuant to condition 4 on planning permission F/2000/0909, shown on plan PD02A, are considered acceptable.

I hope this is of assistance.

Yours sincerely

J R MITCHELL
Development Control Manager

Tel. (0118) 974 6487 (Direct Line)
Fax. (0118) 974 6484
Email. John.Mitchell@wokingham.gov.uk
Date January 2, 2001
My ref. JRM/BP/TAB/2000/0909
Your ref. CL/lr/254

Mr Law
Cala Homes (South) Ltd
Burgan House
The Causeway
STAINES
Middlesex
TW18 3PR

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

Dear Mr Law

PROPOSED DEVELOPMENT OF 3 DWELLINGS AT CHADMORE HOUSE, GIPSY LANE, WOKINGHAM

Further to your letter received 20.12.00 I confirm that the landscaping details submitted pursuant to condition 4 on pl. permission F/2000/0909, shown on plan DD 02A are considered acceptable.

I hope this is of assistance.

YS.

JRM.

TO: **DEVELOPMENT CONTROL**
Mrs B Polnik

FROM: Environmental Design

DATE: 4 January 2001

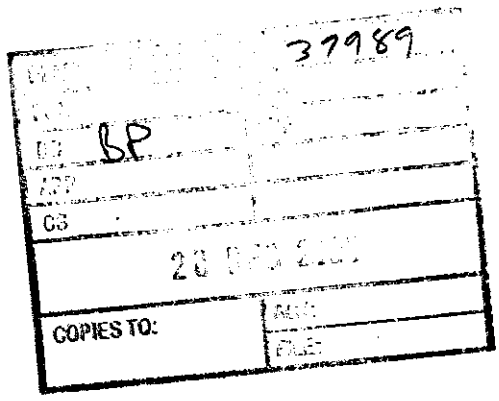
Location:	Chadmore House, Gipsy lane, Wokingham.
Proposal:	Erection of three detached dwellings and demolition of existing dwelling.
Application Number: F/2000/0909	

In response to your consultation dated 2 January 2001 for the above application, the landscape comments are as follows:

The revisions made on the landscape drawing PD02 A as per my comments dated 23 November 2000 and the explanation of the position of the close boarded fence in letter received from Cala Homes on the 20 December 2000, are acceptable. The landscape condition can now be discharged.

Catherine Brimble

Catherine Brimble
Landscape Architect



CALA
HOMES

CALA Homes (South) Ltd
Burgan House The Causeway
Staines Middlesex TW18 3PR
Telephone 01784 225300
Facsimile 01784 225301
www.cala.co.uk

CL/lr/304

Mrs B Polnik
Senior Planning Officer
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berks
RG40 1WR

0909 1

Ref: F/2000/0909 – Chadmore House, Gipsy Lane, Wokingham

Dear Mrs Polnik

Thank you for your letter of 29th November 2000 requesting further landscape information. I have amended the landscape layout PD02A to reflect your comments.

1. I have added the plant sizes, at time of planting for both trees and shrubs.

2. I have added additional trees to the verges in front of plots 1 & 3.

3. I have clarified the requirement for the closeboard fence through the trees to the North of plots 2 & 3. Originally the adjoining owner requested a wall through this area but CALA suggested a section of close board fence in order to prevent disturbance to the roofs of the retained trees.

I trust this is acceptable and the conditions can now be cleared.

Yours sincerely

Christopher Law.

Christopher Law RIBA
CHIEF ARCHTIECT
For and on behalf of CALA Homes (South) Limited

Tel. (0118) 974 6450 (Direct Line)
E-Mail Basia.Polnik@wokingham.gov.uk
Date. 29 November, 2000
My ref. BP/F/2000/0909
Your ref. CL/lr/254

CALA Homes (South) Ltd.
Burgan House
The Causeway
Staines
Middlesex
TW18 3PR

For the attention of Mr C Law

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

Dear Mr Law

PROPOSED ERECTION OF 3 DWELLINGS AT CHADMORE HOUSE, GIPSY LANE, WOKINGHAM

Further to your letter dated 9th November regarding the submission of details pursuant to conditions, the Landscape Architect has requested the following:

1. With reference to the landscape drawing, PD02, the applicant needs to give details of the size of plant at time of planting, rather than ultimate size of the plants.

2. The applicant should also consider additional tree planting of small trees in the grass verges to the north of plot 1 and plot 3.

3. The location of the protective fencing around trees is acceptable. However, a new 1.8m close-boarded fence is shown to be erected through the group of trees at the site entrance, in order to protect the roots. This needs to be explained – i.e. to protect the tree roots from what?

I look forward to receiving a revised plan in the near future.

Yours sincerely

MRS B POLNIK
Senior Planning Officer

TO: **DEVELOPMENT CONTROL**
Mrs B Polnik

FROM: Environmental Design

DATE: 23 November 2000

Location:	Chadmore House, Gipsy lane, Wokingham.
Proposal:	Erection of three detached dwellings and demolition of existing dwelling.
Application Number: F/2000/0909	

In response to your consultation dated 20 November 2000 for the above application, the landscape comments are as follows:

With reference to the landscape drawing, PD02, the applicant needs to give details of the size of plant at time of planting, rather than ultimate size of the plants.

The applicant should also consider additional tree planting of small trees in the grass verges to the north of plot 1 and plot 3, however it is noted that this may be restricted by the service runs.

The location of the protective fencing around trees is acceptable. However, a new 1.8m close-boarded fence is shown to be erected through the group of trees at the site entrance, in order to protect the roots. This needs to be explained - i.e. to protect the tree roots from what?

Catherine Brimble

Catherine Brimble
Landscape Architect

CALA
125 YEARS
1875-2000

CL/lr/254

9th November 2000

Mrs B. Polnik
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berks RG40 1WR

PLANNING	36340
POL	
DC BP	ENF
APP	
CS	
10 NOV 2000	
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CALA
HOMES

CALA Homes (South) Ltd
Burgan House The Causeway
Staines Middlesex TW18 3PR
Telephone 01784 460033
Facsimile 01784 450508
www.cala.co.uk

PLANS TO COMPLY WITH CONDITIONS

0909

Ref: F/2000/0909 Chadmore House, Gipsy Lane, Wokingham

Dear Mrs Polnik

Thank you for forwarding the decision notice granting planning permission on the above site. We are very grateful for your in-put on the application.

I write to clear the planning conditions associated with the consent and follow the numbers in the consent document.

1.	Five years	- confirmed
2.	External materials	- enclosed brick and tile schedule (samples will be dispatched from our brick suppliers).
3.	Boundary Treatments	- as approved planning layout PD01C but added to landscape buyout PD02.
4.	Landscaping	- enclosed landscaping layout PD02 including tree protection, to be implemented prior to occupation.
5.	Planting Season	- confirmed
6.	Obscured glass	- all first floor bathroom and en-suite windows confirmed as obscured glass.
7.	No Permitted Development	- no additional first floor windows or openings – confirmed.
8.	Slab Levels	- shown on site drainage layout 00.067.101D

9.	Hours of work	- confirmed as 8am – 7pm weekdays and 8am to 1.30pm Saturdays.
10.	Visibility Splays	- confirmed as 2 x 45m to be retained clear of obstruction over 0.6 m in height.
11.	Access Drive	- confirmed to be widened to 4.1m
12.	Vehicle Turning	- confirmed to be provided prior to occupation.
13.	Site Accommodation	- as shown on landscape layout PD02 and maintained during construction.
14.	Site Cleaning	- mud and other debris will be prevented from disturbing the highway by regular mechanical road sweeping of the access drive.

I trust that these details are all acceptable and that you can confirm clearance of conditions in writing as soon as possible so that works can commence on site on Thursday 14th November.

Thank you once again for your attendance to these matters.

Yours sincerely

Christopher Law.

Christopher Law RIBA
CHIEF ARCHITECT
For and on behalf of CALA Homes (South) Limited

Encs: Brick & Tile Schedule
PD02 Landscaping Layout
00.067.101D Site Drainage Layout

PLANS TO COMPLY WITH CONDITIONS

0034

EXTERNAL FINISHES SCHEDULE

GIPSY LANE - WOKINGHAM

revision A 7.11.00.

Generally

1)	Roof Tiles	a) Marley Plain & Marlden
2)	Brick Types	a) Ibstock Arundel Yellow b) Hanson Salisbury Multi c) Hanson Thornbury Multi
3)	Brick Features:	a) Hanson Charnwood Natural
4)	Render:	1:6 Sand/Cement 19mm 2 coat waterproof with 2 coat Dulux Weathershield
5)	Front Doors:	Lindman Fibre Craft
6)	Rear Doors:	Lindman Premier Steel - Arizona
7)	Garage Doors: Garage	Cardale Heritage Range Slide away - Stained timber Stuart type
	Personnel Door	Lindman Premier Steel – Arizona
8)	Windows:	UPVC White
9)	Rainwater Goods:	OSMA Black PVC Deep flow
10)	Driveways:	Marley Concrete Block Paviours – Brindle
11)	Shared Access:	Tarmac
12)	Screen Walls: Fences	Refer to landscape layout 1.8M Closeboard
13)	Cills:	Feature Brick PL.2.2 Plinth Header
14)	Eaves	Boxed Eave details, UPVC fascia and soffit, UPVC barge boards.
15)	Paths & Patios:	Marley Riven Decorative Paving (Bronte)

	HOUSE TYPE:	WESTFIELD	Plot No 1 (AS)
Description	**Material**	**Description**	**Material**
Roof Tile	Plain Dark Red with Bonnet hips	Render	N/A
Fascia & Lining	White	Window Type	White side UPVC hung allbar leaded lights
Tilehanging	N/A	Glazing	Plain 24mm Double Glazed
Facing Brick	Salisbury Multi	Front Door	Colorado
Brick Features	Charnwood Natural	Rear Door	Arizona
Feature Brick	Charnwood Natural	Garage Door	Stuart x 2 stained
Soldiers & Cills	Charnwood Natural	Feature Timbers	Walnut Stain
Brick Paviors	Burnt Brick	Patios & Paths	Weathered Buff

	HOUSE TYPE	OAKLEY (Half Timber)	Plot No 2 (AS)
Description	**Material**	**Description**	**Material**
Roof Tile	Marlden Brown with Bonnet Hips	Render	White
Fascia & Lining	White	Window Type	White UPVC side hung (leaded lights cassette)
Tile Hanging	N/A	Glazing	Plain 24mm double glazed
Facing Brick	Arundel Yellow	Front Door	Colorado
Brick Features	Charnwood Natural	Rear Door	Arizona
Feature Brick	Charnwood Natural	Garage Door	Stuart x 2 stained
Soldiers & Cills	Charnwood Natural	Feature timbers	Walnut stain
Brick Paviors	Old English	Patios & Paths	Weathered Buff

	HOUSE TYPE:	ASHBY (TILE HUNG)	Plot No 3 (AS)
Description	**Material**	**Description**	**Material**
Roof Tile	Plain Dark Red Bonnett Hips	Render	N/A
Fascia & Lining	White	Window Type	White UPVC side hung (leaded lights cassette) square
Tilehanging	Marlden Orange with club feature	Glazing	Plain 24mm Double Glazed
Facing Brick	Thornbury Multi	Front Door	Colorado
Brick Features	Charnwood Natural	Rear Door	Arizona
Feature Brick	Charnwood Natural	Garage Door	Stuart x 2 stained
Soldiers & Cills	Charnwood Natural	Feature timbers	Walnut stain
Brick Paviors	Autumn Mix	Patios & Paths	York Buff

Date: 20 November 2000

To: Case Officer

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

Application Number: F/2000/0909

Location: Chadmore House, Gipsy Lane, Wokingham.

Proposal: Proposed erection of three detached dwellings and demolition of existing dwelling.

Applicant: Cala Homes South Ltd.

Case Officer: Mrs B Polnik

The new plans show the following: Details pursuant to condition 02 (external materials), condition 03 (boundary treatment), condition 04 (landscaping), condition 08 (slab levels), condition 10 (visibility splays), condition 11 (widening of access road), condition 13 (construction accomodation) and condition 14 (prevention of mud/debris). Drawing no PD02, 00.067.101 D and covering letter.

Comments are required by 04/12/2000.

Should you have any queries regarding this application please contact the case officer Mrs B Polnik on 0118 974 6450.

(RING ONE)

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

App No. F/2000/0909 (Planaps) / (Ludhouse) Date Rec. 10.11.00

Location: CHADMORE HOUSE, GIRSY LANE

Parish WOKINGHAM

Applicant: CALA HOMES (SOUTH) LTD.

Description of attached plans Details pursuant, conditions 3 (boundary treatment), condition 2 (external materials), condition 4 (landscaping), condition 8 (slab levels), condition 10 (visibility splays), condition 11 (widening of access road), condition 13 (construction accommodation) and condition 14 (prevention of mud/debris)

Drawing No's: P002, 00.067.101 D and covering letter

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 14 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 BP.

Consultations Sent by Admin. on 20.11.PS.

Yellow - Part One Copy
Green - Officer's Copy

CALA
125 YEARS
1875-2000

CL/lr/254

9th November 2000

Mrs B. Polnik
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berks RG40 1WR

36340
BP
10 NOV 2000
COPIES TO: | ACK: | FILE:

CALA
HOMES
CALA Homes (South) Ltd
Burgan House The Causeway
Staines Middlesex TW18 3PR
Telephone 01784 460033
Facsimile 01784 450508
www.cala.co.uk

PLANS TO COMPLY WITH CONDITIONS

0909

Ref: F/2000/0909 Chadmore House, Gipsy Lane, Wokingham

Dear Mrs Polnik

Thank you for forwarding the decision notice granting planning permission on the above site. We are very grateful for your in-put on the application.

I write to clear the planning conditions associated with the consent and follow the numbers in the consent document.

1.	Five years	- confirmed
2.	External materials	- enclosed brick and tile schedule (samples will be dispatched from our brick suppliers).
3.	Boundary Treatments	- as approved planning layout PD01C but added to landscape buyout PD02.
4.	Landscaping	- enclosed landscaping layout PD02 including tree protection, to be implemented prior to occupation.
5.	Planting Season	- confirmed
6.	Obscured glass	- all first floor bathroom and en-suite windows confirmed as obscured glass.
7.	No Permitted Development	- no additional first floor windows or openings – confirmed.
8.	Slab Levels	- shown on site drainage layout 00.067.101D

9.	Hours of work	- confirmed as 8am – 7pm weekdays and 8am to 1.30pm Saturdays.
10.	Visibility Splays	- confirmed as 2 x 45m to be retained clear of obstruction over 0.6 m in height.
11.	Access Drive	- confirmed to be widened to 4.1m
12.	Vehicle Turning	- confirmed to be provided prior to occupation.
13.	Site Accommodation	- as shown on landscape layout PD02 and maintained during construction.
14.	Site Cleaning	- mud and other debris will be prevented from disturbing the highway by regular mechanical road sweeping of the access drive.

I trust that these details are all acceptable and that you can confirm clearance of conditions in writing as soon as possible so that works can commence on site on Thursday 14th November.

Thank you once again for your attendance to these matters.

Yours sincerely

Christopher Law.

Christopher Law RIBA
CHIEF ARCHITECT
For and on behalf of CALA Homes (South) Limited

Encs: Brick & Tile Schedule
PD02 Landscaping Layout
00.067.101D Site Drainage Layout

PLANS TO COMPLY WITH CONDITIONS

EXTERNAL FINISHES SCHEDULE

GIPSY LANE - WOKINGHAM

revision A 7.11.00.

0009

Generally

1)	Roof Tiles	a) Marley Plain & Marlden
2)	Brick Types	a) Ibstock Arundel Yellow b) Hanson Salisbury Multi c) Hanson Thornbury Multi
3)	Brick Features:	a) Hanson Charnwood Natural
4)	Render:	1:6 Sand/Cement 19mm 2 coat waterproof with 2 coat Dulux Weathershield
5)	Front Doors:	Lindman Fibre Craft
6)	Rear Doors:	Lindman Premier Steel - Arizona
7)	Garage Doors: Garage	Cardale Heritage Range Slide away - Stained timber Stuart type
	Personnel Door	Lindman Premier Steel – Arizona
8)	Windows:	UPVC White
9)	Rainwater Goods:	OSMA Black PVC Deep flow
10)	Driveways:	Marley Concrete Block Paviours – Brindle
11)	Shared Access:	Tarmac
12)	Screen Walls: Fences	Refer to landscape layout 1.8M Closeboard
13)	Cills:	Feature Brick PL.2.2 Plinth Header
14)	Eaves	Boxed Eave details, UPVC fascia and soffit, UPVC barge boards.
15)	Paths & Patios:	Marley Riven Decorative Paving (Bronte)

	HOUSE TYPE:	WESTFIELD	Plot No 1 (AS)
Description	**Material**	**Description**	**Material**
Roof Tile	Plain Dark Red with Bonnet hips	Render	N/A
Fascia & Lining	White	Window Type	White side UPVC hung allbar leaded lights
Tilehanging	N/A	Glazing	Plain 24mm Double Glazed
Facing Brick	Salisbury Multi	Front Door	Colorado
Brick Features	Charnwood Natural	Rear Door	Arizona
Feature Brick	Charnwood Natural	Garage Door	Stuart x 2 stained
Soldiers & Cills	Charnwood Natural	Feature Timbers	Walnut Stain
Brick Paviors	Burnt Brick	Patios & Paths	Weathered Buff

	HOUSE TYPE	OAKLEY (Half Timber)	Plot No 2 (AS)
Description	**Material**	**Description**	**Material**
Roof Tile	Marlden Brown with Bonnet Hips	Render	White
Fascia & Lining	White	Window Type	White UPVC side hung (leaded lights cassette)
Tile Hanging	N/A	Glazing	Plain 24mm double glazed
Facing Brick	Arundel Yellow	Front Door	Colorado
Brick Features	Charnwood Natural	Rear Door	Arizona
Feature Brick	Charnwood Natural	Garage Door	Stuart x 2 stained
Soldiers & Cills	Charnwood Natural	Feature timbers	Walnut stain
Brick Paviors	Old English	Patios & Paths	Weathered Buff

	HOUSE TYPE:	ASHBY (TILE HUNG)	Plot No 3 (AS)
Description	**Material**	**Description**	**Material**
Roof Tile	Plain Dark Red Bonnett Hips	Render	N/A
Fascia & Lining	White	Window Type	White UPVC side hung (leaded lights cassette) square
Tilehanging	Marlden Orange with club feature	Glazing	Plain 24mm Double Glazed
Facing Brick	Thornbury Multi	Front Door	Colorado
Brick Features	Charnwood Natural	Rear Door	Arizona
Feature Brick	Charnwood Natural	Garage Door	Stuart x 2 stained
Soldiers & Cills	Charnwood Natural	Feature timbers	Walnut stain
Brick Paviors	Autumn Mix	Patios & Paths	York Buff

PLANS TO COMPLY WITH CONDITIONS

0 3 0 9 _ _

EXTERNAL FINISHES SCHEDULE

GIPSY LANE - WOKINGHAM

revision A 7.11.00.

Generally

1)	Roof Tiles	a) Marley Plain & Marlden
2)	Brick Types	a) Ibstock Arundel Yellow b) Hanson Salisbury Multi c) Hanson Thornbury Multi
3)	Brick Features:	a) Hanson Charnwood Natural
4)	Render:	1:6 Sand/Cement 19mm 2 coat waterproof with 2 coat Dulux Weathershield
5)	Front Doors:	Lindman Fibre Craft
6)	Rear Doors:	Lindman Premier Steel - Arizona
7)	Garage Doors: Garage	Cardale Heritage Range Slide away - Stained timber Stuart type
	Personnel Door	Lindman Premier Steel – Arizona
8)	Windows:	UPVC White
9)	Rainwater Goods:	OSMA Black PVC Deep flow
10)	Driveways:	Marley Concrete Block Paviours – Brindle
11)	Shared Access:	Tarmac
12)	Screen Walls: Fences	Refer to landscape layout 1.8M Closeboard
13)	Cills:	Feature Brick PL.2.2 Plinth Header
14)	Eaves	Boxed Eave details, UPVC fascia and soffit, UPVC barge boards.
15)	Paths & Patios:	Marley Riven Decorative Paving (Bronte)

	HOUSE TYPE:	WESTFIELD	Plot No 1 (AS)
Description	**Material**	**Description**	**Material**
Roof Tile	Plain Dark Red with Bonnet hips	Render	N/A
Fascia & Lining	White	Window Type	White side UPVC hung allbar leaded lights
Tilehanging	N/A	Glazing	Plain 24mm Double Glazed
Facing Brick	Salisbury Multi	Front Door	Colorado
Brick Features	Charnwood Natural	Rear Door	Arizona
Feature Brick	Charnwood Natural	Garage Door	Stuart x 2 stained
Soldiers & Cills	Charnwood Natural	Feature Timbers	Walnut Stain
Brick Paviors	Burnt Brick	Patios & Paths	Weathered Buff

	HOUSE TYPE	OAKLEY (Half Timber)	Plot No 2 (AS)
Description	**Material**	**Description**	**Material**
Roof Tile	Marlden Brown with Bonnet Hips	Render	White
Fascia & Lining	White	Window Type	White UPVC side hung (leaded lights cassette)
Tile Hanging	N/A	Glazing	Plain 24mm double glazed
Facing Brick	Arundel Yellow	Front Door	Colorado
Brick Features	Charnwood Natural	Rear Door	Arizona
Feature Brick	Charnwood Natural	Garage Door	Stuart x 2 stained
Soldiers & Cills	Charnwood Natural	Feature timbers	Walnut stain
Brick Paviors	Old English	Patios & Paths	Weathered Buff

	HOUSE TYPE:	ASHBY (TILE HUNG)	Plot No 3 (AS)
Description	**Material**	**Description**	**Material**
Roof Tile	Plain Dark Red Bonnett Hips	Render	N/A
Fascia & Lining	White	Window Type	White UPVC side hung (leaded lights cassette) square
Tilehanging	Marlden Orange with club feature	Glazing	Plain 24mm Double Glazed
Facing Brick	Thornbury Multi	Front Door	Colorado
Brick Features	Charnwood Natural	Rear Door	Arizona
Feature Brick	Charnwood Natural	Garage Door	Stuart x 2 stained
Soldiers & Cills	Charnwood Natural	Feature timbers	Walnut stain
Brick Paviors	Autumn Mix	Patios & Paths	York Buff

PLANS TO COMPLY WITH CONDITIONS

EXTERNAL FINISHES SCHEDULE

GIPSY LANE - WOKINGHAM

revision A 7.11.00.

0903

Generally

1)	Roof Tiles	a) Marley Plain & Marlden
2)	Brick Types	a) Ibstock Arundel Yellow b) Hanson Salisbury Multi c) Hanson Thornbury Multi
3)	Brick Features:	a) Hanson Charnwood Natural
4)	Render:	1:6 Sand/Cement 19mm 2 coat waterproof with 2 coat Dulux Weathershield
5)	Front Doors:	Lindman Fibre Craft
6)	Rear Doors:	Lindman Premier Steel - Arizona
7)	Garage Doors: Garage	Cardale Heritage Range Slide away - Stained timber Stuart type
	Personnel Door	Lindman Premier Steel – Arizona
8)	Windows:	UPVC White
9)	Rainwater Goods:	OSMA Black PVC Deep flow
10)	Driveways:	Marley Concrete Block Paviours – Brindle
11)	Shared Access:	Tarmac
12)	Screen Walls: Fences	Refer to landscape layout 1.8M Closeboard
13)	Cills:	Feature Brick PL.2.2 Plinth Header
14)	Eaves	Boxed Eave details, UPVC fascia and soffit, UPVC barge boards.
15)	Paths & Patios:	Marley Riven Decorative Paving (Bronte)

	HOUSE TYPE:	WESTFIELD	Plot No 1 (AS)
Description	**Material**	**Description**	**Material**
Roof Tile	Plain Dark Red with Bonnet hips	Render	N/A
Fascia & Lining	White	Window Type	White side UPVC hung allbar leaded lights
Tilehanging	N/A	Glazing	Plain 24mm Double Glazed
Facing Brick	Salisbury Multi	Front Door	Colorado
Brick Features	Charnwood Natural	Rear Door	Arizona
Feature Brick	Charnwood Natural	Garage Door	Stuart x 2 stained
Soldiers & Cills	Charnwood Natural	Feature Timbers	Walnut Stain
Brick Paviors	Burnt Brick	Patios & Paths	Weathered Buff

	HOUSE TYPE	OAKLEY (Half Timber)	Plot No 2 (AS)
Description	**Material**	**Description**	**Material**
Roof Tile	Marlden Brown with Bonnet Hips	Render	White
Fascia & Lining	White	Window Type	White UPVC side hung (leaded lights cassette)
Tile Hanging	N/A	Glazing	Plain 24mm double glazed
Facing Brick	Arundel Yellow	Front Door	Colorado
Brick Features	Charnwood Natural	Rear Door	Arizona
Feature Brick	Charnwood Natural	Garage Door	Stuart x 2 stained
Soldiers & Cills	Charnwood Natural	Feature timbers	Walnut stain
Brick Paviors	Old English	Patios & Paths	Weathered Buff

	HOUSE TYPE:	ASHBY (TILE HUNG)	Plot No 3 (AS)
Description	**Material**	**Description**	**Material**
Roof Tile	Plain Dark Red Bonnett Hips	Render	N/A
Fascia & Lining	White	Window Type	White UPVC side hung (leaded lights cassette) square
Tilehanging	Marlden Orange with club feature	Glazing	Plain 24mm Double Glazed
Facing Brick	Thornbury Multi	Front Door	Colorado
Brick Features	Charnwood Natural	Rear Door	Arizona
Feature Brick	Charnwood Natural	Garage Door	Stuart x 2 stained
Soldiers & Cills	Charnwood Natural	Feature timbers	Walnut stain
Brick Paviors	Autumn Mix	Patios & Paths	York Buff

Date: 23 May 2000

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2000/0909

Location: Chadmore House, Gipsy Lane, Wokingham.

Proposal: Proposed erection of three detached dwellings and demolition of existing dwelling.

Applicant: Cala Homes South Ltd.

Case Officer: Mrs B Polnik

The new plans show the following: Visibility splays. Drawing no PD101.

Comments are required by 02/06/2000.

Should you have any queries regarding this application please contact the case officer Mrs B Polnik on 0118 974 6450.

(RING ONE)

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

App No. 2000/0909 (Planaps) / (Ludhouse) Date Rec. 15.5.2000

Location: CHAOMORE HOUSE, GIRSY LANE

Parish WOKINGHAM

Applicant: CALA HOMES

Description of attached plans Plan showing visibility splays

Drawing No's: PD101

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 BP.

Consultations Sent by Admin. on 23.05.05.

Yellow - Part One Copy
Green - Officer's Copy

CALA
125 YEARS
1875-2000

CL/lr/199

29342

BP

CS

15 MAY 2000

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CALA
HOMES

CALA Homes (South) Ltd
Burgan House The Causeway
Staines Middlesex TW18 3PR
Telephone 01784 460033
Facsimile 01784 450508
www.cala.co.uk

12th May 2000

Mrs B Polnik
Senior Planning Officer
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berks
RG40 1WR

0909 1

ADDITIONAL PLAN

Ref: 2000/0909 – Chadmore House, Gipsy Lane, Wokingham

Dear Mrs Polnik

Thank you for your correspondence of 9th May requesting an additional plan showing the available visibility splays at the access from a 2m set back.

I enclose PD101 showing visibility splays of 2 x 40m in both directions. However in checking with our title searches I have found that the adopted highway land appears to include the whole verge up to the brick wall all the way up to the Southlands Junction. This would mean that tree T1 and the bushes could be cleared should highways request this.

I would however be grateful if your highway department could confirm that the extent of the adopted highway land is as I have indicated it in red.

For your information I enclose a copy of our legal search particulars.

Finally I confirm that the road can be min 4m throughout.

Yours sincerely

Christopher Law

Christopher Law RIBA
CHIEF ARCHITECT
For and on behalf of CALA Homes (South) Limited

K

Tel. 0118 974 6316 (Direct Line) Fax. 0118 974 6313

Date. 19 November 1999

Your Ref.

My Ref. MM/JG/G6.16311

Environmental Services Department
Engineering Services
P.O. Box 153
Shute End, Wokingham
Berkshire RG40 1WL
Tel: (0118) 974 6000
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Messrs Gellhorn Cooney Laugharne
Solicitors
DX 83179

0909

ADDITIONAL PLAN

Dear Sirs

CHADMORE HOUSE, GIPSY LANE, WOKINGHAM

I refer to your letter of 10th November and will deal with the questions that you raised as you have numbered them.

1) I enclose a copy of the plan marked in pink to identify the extent of the highway adjacent to Chadmore House. I also enclose an extract from highway records showing the adopted highway, coloured yellow.

2) This Authority does not, to my knowledge, own any land in the vicinity. It is for you to satisfy yourself that the Highway abuts the boundary of your client's land but I can confirm that the extent of the adoption is shown in pink as item 1 above.

3) The Highway Authority does not own any land within the area edged red on the plan.

4) Pre-application highway advice is available from the Highways Development Control Team, but specific details of the proposed development on the site would be required before this advice could be given, and it would be subject to formal confirmation as part of the planning process.

5) There will be specific requirements for site lines for any new development that takes place on the area of land. Precise details can be provided by the Highways Development Control Team once the details of the development are available.

6) I confirm the status of the highway coloured blue as identified on your plan as being adopted.

7) The Highway Authority is not aware of any mining or mineral extraction works.

8) The owner of the property will require formal consent from the Highway Authority and the Planning Authority before any new access is formed onto the highway.

A standard charge of £35 is made for the supply of this information and I should be obliged in you would make the payment by return.

Please detach the slip below and return it to me with your payment.

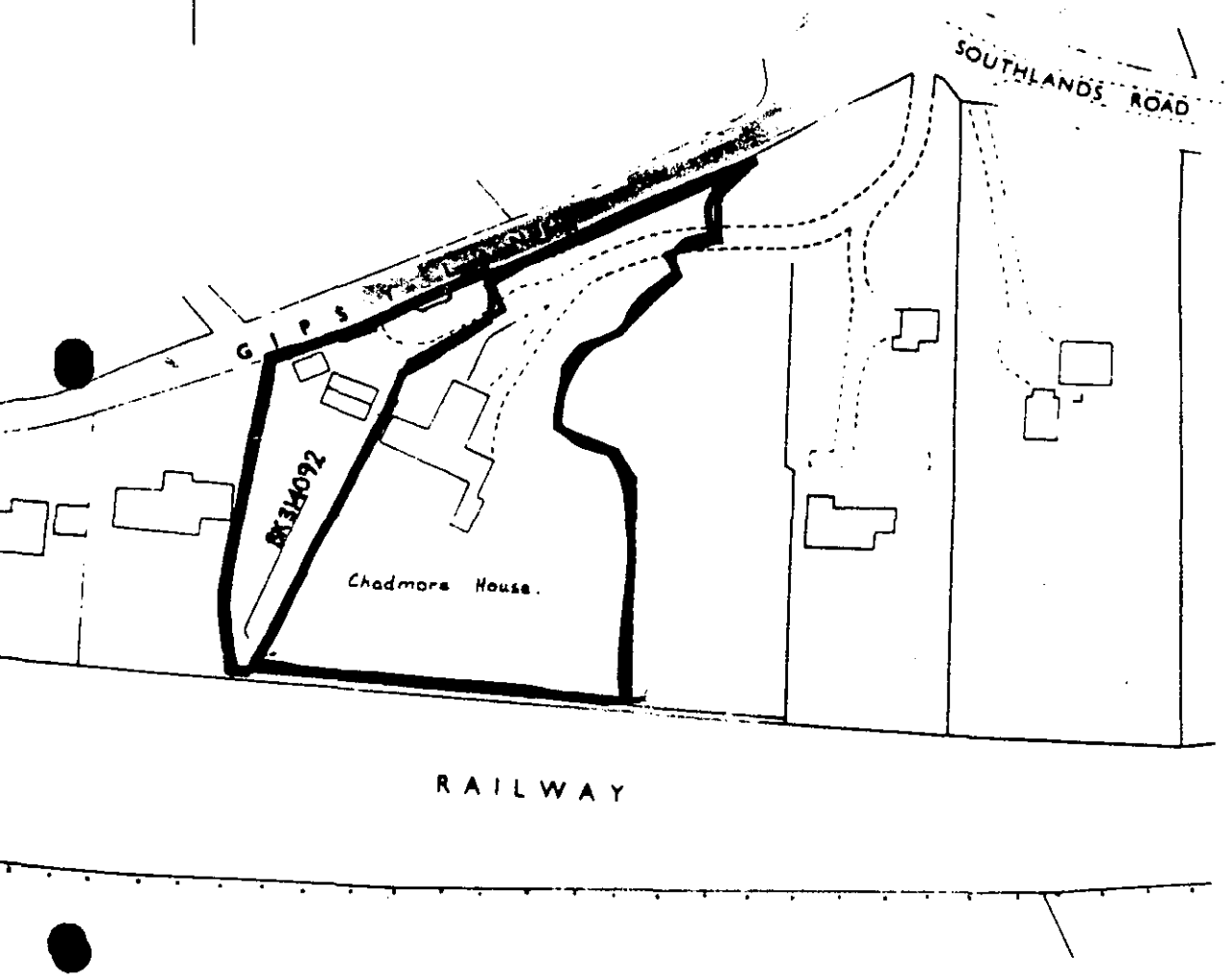
Yours sincerely

P A Taylor (Mrs)
Team Leader, Technical & Admin Support

Encl.

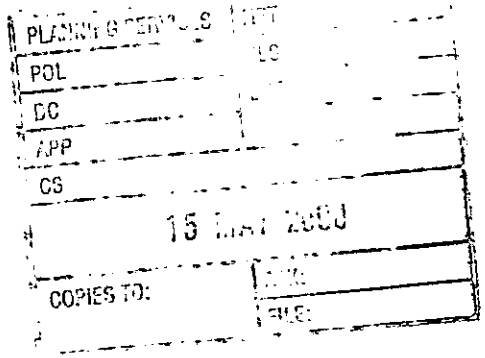
HW

The boundaries shown by dotted lines have been plotted from the plans on the deeds. The title plan may be updated from later survey information.



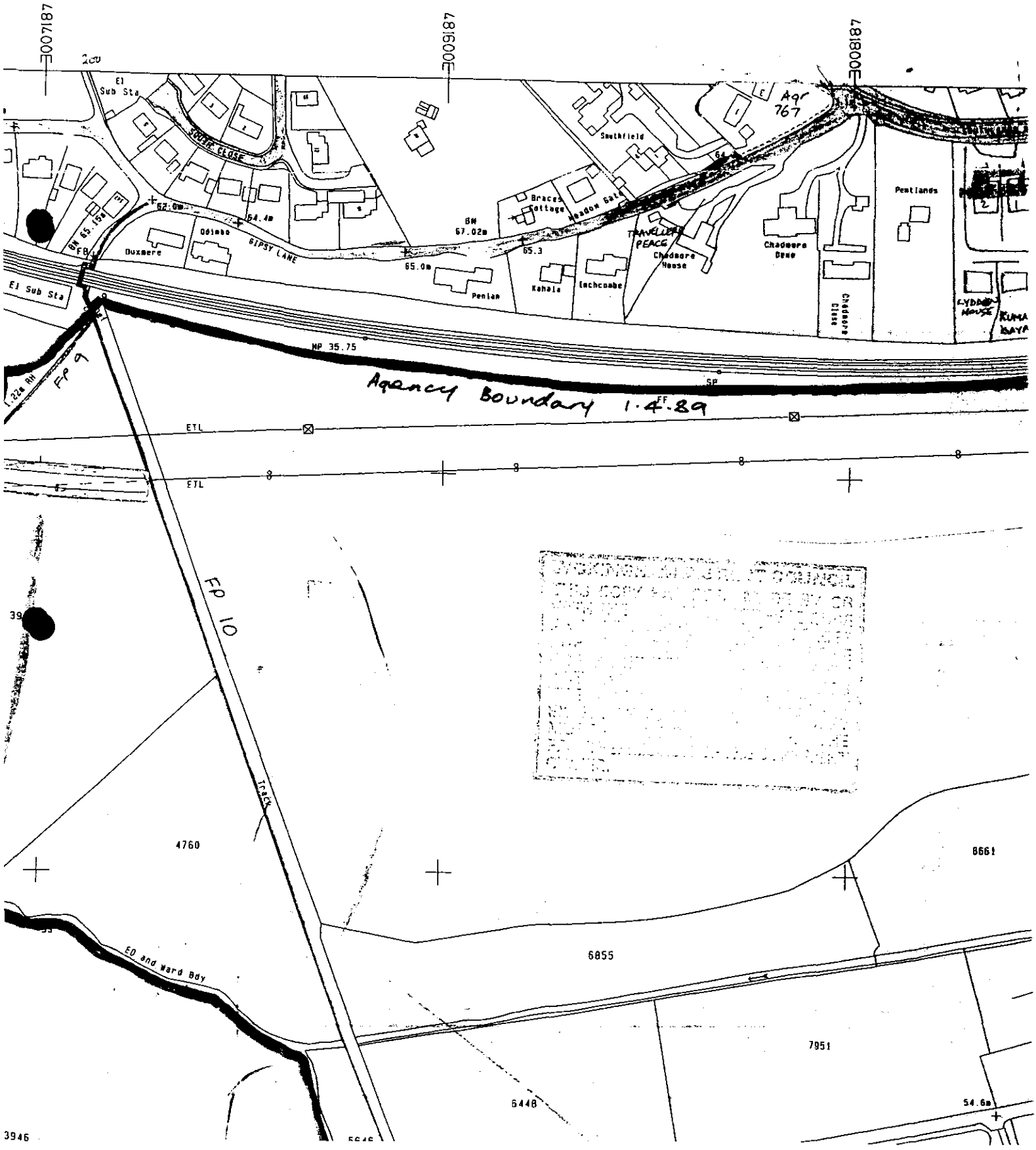
FILED PLAN
REGISTRY

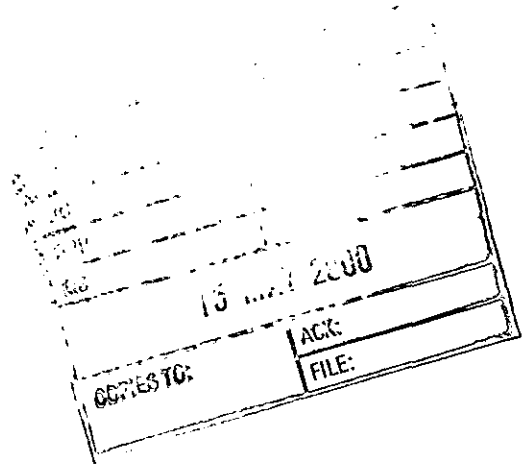
e state of the title plan on 29 July 1999 and is admissible in evidence to the same
ce copy of the title plan may be subject to minor distortions in scale.
Gloucester District Land Registry.
by HMLR. Further reproduction in whole or part is prohibited without the prior written permission
Number GD272728.


PLANNING SERVICES
POL
DC
APP
CS
15 MAY 2000
COPIES TO:

SU 8167

ADOPTED HIGHWAY




2000
ACK:
FILE:

Date: 02 January 2001

To: Case Officer

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

Application Number: F/2000/0909

Location: Chadmore House, Gipsy Lane, Wokingham.

Proposal: Proposed erection of three detached dwellings and demolition of existing dwelling.

Applicant: Cala Homes South Ltd.

Case Officer: Mrs B Polnik

The new plans show the following: Revised landscaping scheme. Drawing no PD02 Rev A.

Comments are required by 12/01/2001.

Should you have any queries regarding this application please contact the case officer Mrs B Polnik on 0118 974 6450.

(RING ONE)

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

App No. F/2000/0909 (Planaps) / (Ludhouse) Date Rec. 20.12.00

Location: CHADMORE HOUSE, GIPSY LANE

Parish WOK.

Applicant: CALA HOMES

Description of attached plans Revised landscaping scheme.

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)	05. (with letter)	✓
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 BP.

Consultations Sent by Admin. on 02.01.PS.

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/2000/0909 (Planaps) / (Ludhouse) Date Rec. 20.12.00

Location: CHADMORE HOUSE, GIPSY LANE

Parish WOK.

Applicant: CALA HOMES

Description of attached plans Revised landscaping scheme.

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) OB. (with letter) ✓
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 BP.

Consultations Sent by Admin. on 02.01.PS.

Yellow - Part One Copy
Green - Officer's Copy

37989

BP

COPIES TO:

CALA
HOMES

CALA Homes (South) Ltd
Burgan House The Causeway
Staines Middlesex TW18 3PR
Telephone 01784 225300
Facsimile 01784 225301
www.cala.co.uk

CL/lr/304

Mrs B Polnik
Senior Planning Officer
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berks
RG40 1WR

0909 1

Ref: F/2000/0909 – Chadmore House, Gipsy Lane, Wokingham

Dear Mrs Polnik

Thank you for your letter of 29th November 2000 requesting further landscape information. I have amended the landscape layout PD02A to reflect your comments.

1. I have added the plant sizes, at time of planting for both trees and shrubs.

2. I have added additional trees to the verges in front of plots 1 & 3.

3. I have clarified the requirement for the closeboard fence through the trees to the North of plots 2 & 3. Originally the adjoining owner requested a wall through this area but CALA suggested a section of close board fence in order to prevent disturbance to the roofs of the retained trees.

I trust this is acceptable and the conditions can now be cleared.

Yours sincerely

Christopher Law.

Christopher Law RIBA
CHIEF ARCHTIECT
For and on behalf of CALA Homes (South) Limited

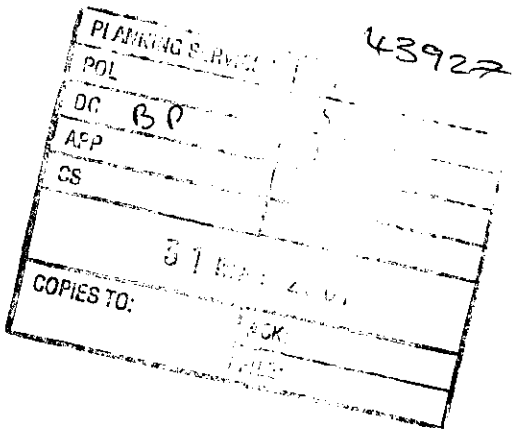
CALA
HOMES

CALA Homes (South) Ltd
Burgan House The Causeway
Staines Middlesex TW18 3PR
Telephone 01784 225300
Facsimile 01784 225301
www.cala.co.uk

JL/lr/29

30th May 2001

Mrs B Polnik
Planning Department
Wokingham District Council
Shute End
Wokingham
Berks
RG40 1WR



Dear Mrs Polnick

RE: GIPSY LANE, WOKINGHAM
REF: 2000/0909

I am writing with regards to clearance of conditions attached to the above site.

We submitted information pursuant to the clearance of these conditions on 9/11/01. To date I have only received confirmation that the conditions 4,10,11, and 14 have been cleared with a remaining 10 conditions requiring confirmation.

We now have several parties of purchasers looking to complete in the coming weeks and certain solicitors acting on their behalf are requesting written confirmation prior to exchanging contracts or completing. There are obviously some large sums of money involved in this matter and your early assistance in resolving the situation would be greatly appreciated, so as to negate the need for further action.

I look forward to your most urgent attention to this matter.

Kind regards

Yours sincerely

Jason Lee
ARCHTECTURAL TECHNICIAN

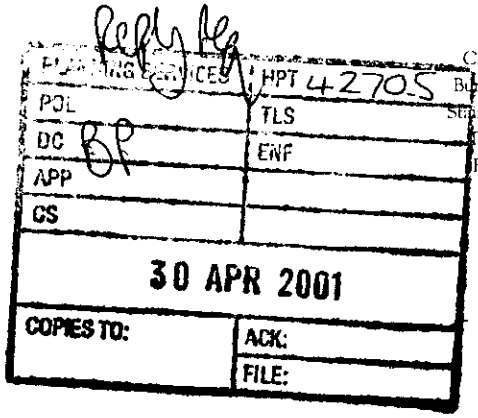
c.c. T Fleming

CALA
HOMES

JL/lr/21

25th April 2001

CALA Homes (South) Ltd
Burgan House The Causeway
Staines Middlesex TW18 3PR
Telephone 01784 225300
Facsimile 01784 225301
www.cala.co.uk



Mrs B Polnik
Planning Department
Wokingham District Council
Shute End
Wokingham
Berks
RG40 1WR

Dear Mrs Polnick

RE: F2000/0909 –Chadmore House, Gipsy Lane, Wokingham

Further to my letter of 30th March 2001 I write to request clearance of the remaining planning conditions associated with the above consent.

I notice that we have still not received confirmation of clearance of conditions 1,2,3,5,6,7,8,9,12 and 13. Our submission to clear these conditions was sent on the 9th November 2000 so it has been an unsatisfactory time period for clearance of these conditions to be still outstanding.

These units are now being marketed with completions taking place. We are now being questioned by solicitors as to why clearance of these conditions is still outstanding.

I would therefore appreciate your attention to this matter as soon as possible however, should any further information be required or should you have any queries please do not hesitate to contact me otherwise I look forward to receiving your confirmation of the above outstanding conditions shortly.

Yours sincerely

Jason Lee
ARCHITECTURAL TECHNICIAN

REGISTERED IN ENGLAND NO. 02522271. REGISTERED OFFICE: BURGAN HOUSE THE CAUSEWAY STAINES MIDDLESEX TW18 3PR. A SUBSIDIARY OF CALA GROUP LTD.

41909

BP

CS

02 APR 2001

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CALA
HOMES

CALA Homes (South) Ltd
Burgan House The Causeway
Staines Middlesex TW18 3PR
Telephone 01784 225300
Facsimile 01784 225301
www.cala.co.uk

JL/lr/15a

30th March 2001

Mrs B Polnik
Planning Department
Wokingham District Council
Shute End
Wokingham
Berks
RG40 1WR

Dear Mrs Polnik

RE: F2000/0909 Chadmore House, Gipsy Lane, Wokingham

I write to request clearance of the planning conditions associated with the above consent.

I notice that we have not yet received written confirmation of clearance of conditions from yourself following our submission to clear these conditions which were sent on the 9th November 2000.

I note the conditions still outstanding to be 1,2,3,5,6,7,8,9, 12 and 13.

It is quite an unsatisfactory time period to have had to wait to hear whether these conditions have been cleared and I would appreciate your attention to this matter as soon as possible.

Should any further information be required or should you have any queries please do not hesitate to contact me otherwise I look forward to receiving your confirmation very soon.

Yours sincerely

Jason Lee
ARCHITECTURAL TECHNICIAN

Tel. (0118) 974 6487 (Direct Line)
Fax. (0118) 974 6484
Email. John.Mitchell@wokingham.gov.uk
Date January 2, 2001
My ref. JRM/BP/TAB/2000/0909
Your ref. CL/lr/254

Mr Law
Cala Homes (South) Ltd
Burgan House
The Causeway
STAINES
Middlesex
TW18 3PR

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

Dear Mr Law

PROPOSED DEVELOPMENT OF 3 DWELLINGS AT CHADMORE HOUSE, GIPSY LANE, WOKINGHAM

Further to your letter dated 9th November 2000 regarding details pursuant to conditions in relation to the above-mentioned proposal, I confirm that the following are acceptable:

Condition 10 : Visibility splays as shown on plan and outlined in letter.

Condition 11 : Details of access drive as shown on plan PD02 received 10th November 2000.

Condition 14 : Details to prevent deposit of mud and similar debris as outlined in letter dated 9th November 2000.

With regard to Condition 13 it is not clear from the plan submitted where parking for visitors, site operatives and loading and unloading facilities would be provided. In addition samples of materials have not yet been received. I look forward to receiving this in the near future.

I hope this is of assistance.

Yours sincerely

JOHN MITCHELL
Development Control Manager

Date: 20 November 2000

To: Highways

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

Application Number: F/2000/0909

Location: Chadmore House, Gipsy Lane, Wokingham.

Proposal: Proposed erection of three detached dwellings and demolition of existing dwelling.

Applicant: Cala Homes South Ltd.

Case Officer: Mrs B Polnik

The new plans show the following: Details pursuant to condition 02 (external materials), condition 03 (boundary treatment), condition 04 (landscaping), condition 08 (slab levels), condition 10 (visibility splays), condition 11 (widening of access road), condition 13 (construction accomodation) and condition 14 (prevention of mud/debris). Drawing no PD02, 00.067.101 D and covering letter.

Comments are required by 04/12/2000.

Should you have any queries regarding this application please contact the case officer Mrs B Polnik on 0118 974 6450.

CONDITION 10 - No objection subject to the visibility shown on Drg. PD02 being provided.

CONDITION 11 - Access detail as shown on Drg. PD02 satisfies the highway authority.

CONDITION 13 - No evidence of this provided - Additional info/plans required

CONDITION 14 - Letter dated 09/11/00 from Cala Homes satisfies the highway authority in respect to site cleaning.

Adam Coggins 01/12/00

CALA
125 YEARS
1875-2000

CL/lr/254

9th November 2000

Mrs B. Polnik
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berks RG40 1WR

36340
BP
10 NOV 2000
COPIES TO: ACK: FILE:

CALA
HOMES

CALA Homes (South) Ltd
Burgan House The Causeway
Staines Middlesex TW18 3PR
Telephone 01784 460033
Facsimile 01784 450508
www.cala.co.uk

PLANS TO COMPLY WITH CONDITIONS

0909

Ref: F/2000/0909 Chadmore House, Gipsy Lane, Wokingham

Dear Mrs Polnik

Thank you for forwarding the decision notice granting planning permission on the above site. We are very grateful for your in-put on the application.

I write to clear the planning conditions associated with the consent and follow the numbers in the consent document.

1.	Five years	- confirmed
2.	External materials	- enclosed brick and tile schedule (samples will be dispatched from our brick suppliers).
3.	Boundary Treatments	- as approved planning layout PD01C but added to landscape buyout PD02.
4.	Landscaping	- enclosed landscaping layout PD02 including tree protection, to be implemented prior to occupation.
5.	Planting Season	- confirmed
6.	Obscured glass	- all first floor bathroom and en-suite windows confirmed as obscured glass.
7.	No Permitted Development	- no additional first floor windows or openings – confirmed.
8.	Slab Levels	- shown on site drainage layout 00.067.101D

REGISTERED IN ENGLAND NO. 02522271. REGISTERED OFFICE: BURGAN HOUSE THE CAUSEWAY STAINES MIDDLESEX TW18 3PR. A SUBSIDIARY OF CALA GROUP LTD.

9.	Hours of work	- confirmed as 8am – 7pm weekdays and 8am to 1.30pm Saturdays.
10.	Visibility Splays	- confirmed as 2 x 45m to be retained clear of obstruction over 0.6 m in height.
11.	Access Drive	- confirmed to be widened to 4.1m
12.	Vehicle Turning	- confirmed to be provided prior to occupation.
13.	Site Accommodation	- as shown on landscape layout PD02 and maintained during construction.
14.	Site Cleaning	- mud and other debris will be prevented from disturbing the highway by regular mechanical road sweeping of the access drive.

I trust that these details are all acceptable and that you can confirm clearance of conditions in writing as soon as possible so that works can commence on site on Thursday 14th November.

Thank you once again for your attendance to these matters.

Yours sincerely

Christopher Law.

Christopher Law RIBA
CHIEF ARCHITECT
For and on behalf of CALA Homes (South) Limited

Encs: Brick & Tile Schedule
PD02 Landscaping Layout
00.067.101D Site Drainage Layout

EXTERNAL FINISHES SCHEDULE

GIPSY LANE - WOKINGHAM

revision A 7.11.00.

DETAILS TO COMPLY WITH CONDITIONS

0009

Generally

1)	Roof Tiles	a) Marley Plain & Marlden
2)	Brick Types	a) Ibstock Arundel Yellow b) Hanson Salisbury Multi c) Hanson Thornbury Multi
3)	Brick Features:	a) Hanson Charnwood Natural
4)	Render:	1:6 Sand/Cement 19mm 2 coat waterproof with 2 coat Dulux Weathershield
5)	Front Doors:	Lindman Fibre Craft
6)	Rear Doors:	Lindman Premier Steel - Arizona
7)	Garage Doors: Garage	Cardale Heritage Range Slide away - Stained timber Stuart type
	Personnel Door	Lindman Premier Steel – Arizona
8)	Windows:	UPVC White
9)	Rainwater Goods:	OSMA Black PVC Deep flow
10)	Driveways:	Marley Concrete Block Paviours – Brindle
11)	Shared Access:	Tarmac
12)	Screen Walls: Fences	Refer to landscape layout 1.8M Closeboard
13)	Cills:	Feature Brick PL.2.2 Plinth Header
14)	Eaves	Boxed Eave details, UPVC fascia and soffit, UPVC barge boards.
15)	Paths & Patios:	Marley Riven Decorative Paving (Bronte)

	HOUSE TYPE:	WESTFIELD	Plot No 1 (AS)
Description	**Material**	**Description**	**Material**
Roof Tile	Plain Dark Red with Bonnet hips	Render	N/A
Fascia & Lining	White	Window Type	White side UPVC hung allbar leaded lights
Tilehanging	N/A	Glazing	Plain 24mm Double Glazed
Facing Brick	Salisbury Multi	Front Door	Colorado
Brick Features	Charnwood Natural	Rear Door	Arizona
Feature Brick	Charnwood Natural	Garage Door	Stuart x 2 stained
Soldiers & Cills	Charnwood Natural	Feature Timbers	Walnut Stain
Brick Paviors	Burnt Brick	Patios & Paths	Weathered Buff

	HOUSE TYPE	OAKLEY (Half Timber)	Plot No 2 (AS)
Description	**Material**	**Description**	**Material**
Roof Tile	Marlden Brown with Bonnet Hips	Render	White
Fascia & Lining	White	Window Type	White UPVC side hung (leaded lights cassette)
Tile Hanging	N/A	Glazing	Plain 24mm double glazed
Facing Brick	Arundel Yellow	Front Door	Colorado
Brick Features	Charnwood Natural	Rear Door	Arizona
Feature Brick	Charnwood Natural	Garage Door	Stuart x 2 stained
Soldiers & Cills	Charnwood Natural	Feature timbers	Walnut stain
Brick Paviors	Old English	Patios & Paths	Weathered Buff

	HOUSE TYPE:	ASHBY (TILE HUNG)	Plot No 3 (AS)
Description	**Material**	**Description**	**Material**
Roof Tile	Plain Dark Red Bonnett Hips	Render	N/A
Fascia & Lining	White	Window Type	White UPVC side hung (leaded lights cassette) square
Tilehanging	Marlden Orange with club feature	Glazing	Plain 24mm Double Glazed
Facing Brick	Thornbury Multi	Front Door	Colorado
Brick Features	Charnwood Natural	Rear Door	Arizona
Feature Brick	Charnwood Natural	Garage Door	Stuart x 2 stained
Soldiers & Cills	Charnwood Natural	Feature timbers	Walnut stain
Brick Paviors	Autumn Mix	Patios & Paths	York Buff

0909

363340

Tel. (0118) 974 6487 (Direct Line)
Fax. (0118) 974 6484
Email. John.Mitchell@wokingham.gov.uk
Date March 28, 2001
My ref. JRM/BP/TAB/2000/0909
Your ref. CL/lr/254

Mr Law
Cala Homes (South) Ltd
Burgan House
The Causeway
STAINES
Middlesex
TW18 3PR

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

Dear Mr Law

PROPOSED DEVELOPMENT OF 3 DWELLINGS AT CHADMORE HOUSE, GIPSY LANE, WOKINGHAM

Further to your letter dated 9th November 2000 regarding details pursuant to conditions in relation to the above-mentioned proposal, I confirm that the following is acceptable:

Condition 2: External materials as outlined in the schedule.

I hope that this is of assistance.

Yours sincerely

JOHN MITCHELL
Development Control Manager

EXTERNAL FINISHES SCHEDULE

GIPSY LANE - WOKINGHAM

revision A 7.11.00.

PLANS TO COMPLY WITH CONDITIONS

0 3 0 3

Generally

1)	Roof Tiles	a) Marley Plain & Marlden
2)	Brick Types	a) Ibstock Arundel Yellow b) Hanson Salisbury Multi c) Hanson Thornbury Multi
3)	Brick Features:	a) Hanson Charnwood Natural
4)	Render:	1:6 Sand/Cement 19mm 2 coat waterproof with 2 coat Dulux Weathershield
5)	Front Doors:	Lindman Fibre Craft
6)	Rear Doors:	Lindman Premier Steel - Arizona
7)	Garage Doors: Garage	Cardale Heritage Range Slide away - Stained timber Stuart type
	Personnel Door	Lindman Premier Steel – Arizona
8)	Windows:	UPVC White
9)	Rainwater Goods:	OSMA Black PVC Deep flow
10)	Driveways:	Marley Concrete Block Paviours – Brindle
11)	Shared Access:	Tarmac
12)	Screen Walls: Fences	Refer to landscape layout 1.8M Closeboard
13)	Cills:	Feature Brick PL.2.2 Plinth Header
14)	Eaves	Boxed Eave details, UPVC fascia and soffit, UPVC barge boards.
15)	Paths & Patios:	Marley Riven Decorative Paving (Bronte)

	HOUSE TYPE:	WESTFIELD	Plot No 1 (AS)
Description	**Material**	**Description**	**Material**
Roof Tile	Plain Dark Red with Bonnet hips	Render	N/A
Fascia & Lining	White	Window Type	White side UPVC hung allbar leaded lights
Tilehanging	N/A	Glazing	Plain 24mm Double Glazed
Facing Brick	✓ Salisbury Multi	Front Door	Colorado
Brick Features	✓ Charnwood Natural	Rear Door	Arizona
Feature Brick	✓ Charnwood Natural	Garage Door	Stuart x 2 stained
Soldiers & Cills	✓ Charnwood Natural	Feature Timbers	Walnut Stain
Brick Paviors	Burnt Brick	Patios & Paths	Weathered Buff

	HOUSE TYPE	OAKLEY (Half Timber)	Plot No 2 (AS)
Description	**Material**	**Description**	**Material**
Roof Tile	Marlden Brown with Bonnet Hips	Render	White
Fascia & Lining	White	Window Type	White UPVC side hung (leaded lights cassette)
Tile Hanging	N/A	Glazing	Plain 24mm double glazed
Facing Brick	✓ Arundel Yellow	Front Door	Colorado
Brick Features	✓ Charnwood Natural	Rear Door	Arizona
Feature Brick	✓ Charnwood Natural	Garage Door	Stuart x 2 stained
Soldiers & Cills	✓ Charnwood Natural	Feature timbers	Walnut stain
Brick Paviors	Old English	Patios & Paths	Weathered Buff

not submitted

	HOUSE TYPE:	ASHBY (TILE HUNG)	Plot No 3 (AS)
Description	**Material**	**Description**	**Material**
Roof Tile	Plain Dark Red Bonnett Hips	Render	N/A
Fascia & Lining	White	Window Type	White UPVC side hung (leaded lights cassette) square
Tilehanging	Marlden Orange with club feature	Glazing	Plain 24mm Double Glazed
Facing Brick	✓ Thornbury Multi	Front Door	Colorado
Brick Features	✓ Charnwood Natural	Rear Door	Arizona
Feature Brick	✓ Charnwood Natural	Garage Door	Stuart x 2 stained
Soldiers & Cills	Charnwood Natural	Feature timbers	Walnut stain
Brick Paviors	Autumn Mix	Patios & Paths	York Buff

3

CHADMORE ~~DENE~~ HOUSE

ADDRESS GIPSY LANE PARISH WORKINGHAM

PLOT No. ANNEXE DEMOLISHED TO MAKE WAY FOR ORD. SHEET No.

BUILDER TRAVELLER'S PEACE ADJ.

Plan No.	Applicant	Description of Development	Date of Decision	Decision
R/13/66	MRS	DEM GARAGE REMOVE 2 WALLS OF OUTHOUSE & CONSTRUCT NEW GARAGE.	24.2.66	[illegible]
R/136/67	"	LET TO PROVIDE LIVING ACCOMMODATION	28.12.67	[illegible]
11755	"	VEH ACCESS & CHANGE BOUNDARY	25.10.79	N/A C/[illegible]
12489	"	O/L PART TO GRANNY ANNEXE	14.2.80	RE[illegible]
14011	"	ALTS & ADDS TO PROVIDE "	28.8.80	C/[illegible]
BR 15579	MR. B. BOVEY	"	2.10.80	APP
B(2A) R81/1046	"	DOUBLE GARAGE	10.5.83	
19384	"	"	30.6.83	C/[illegible]
27625	MR. K. ANDERSON	GRANNY ANNEXE	12.6.87	RE[illegible]
BRA 2882	"	O/BLDGS. TO GRANNY ANNEXE	28.5.8[illegible]	APP
28616	"	"	2.10.87	C/[illegible]
37798	W/DR "			

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

reply for pre-app (836)

Tel. 0118 974 6480 (Direct Line)
E-mail: Bhavash.Vashi@wokingham.gov.uk
Date. 23 February, 2000
My ref. BV/Pre-app
Your ref.

Mr. Tibbs
Chadmore Dene
Gipsy Lane
Wokingham
BERKS.
RG40 2HP

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

Dear Mr. Tibbs

PROPOSED DEVELOPMENT OF CHADMORE DENE, GIPSY LANE, WOKINGHAM.

I refer to your letter and plans dated 13th February 2000 with regard to the above.

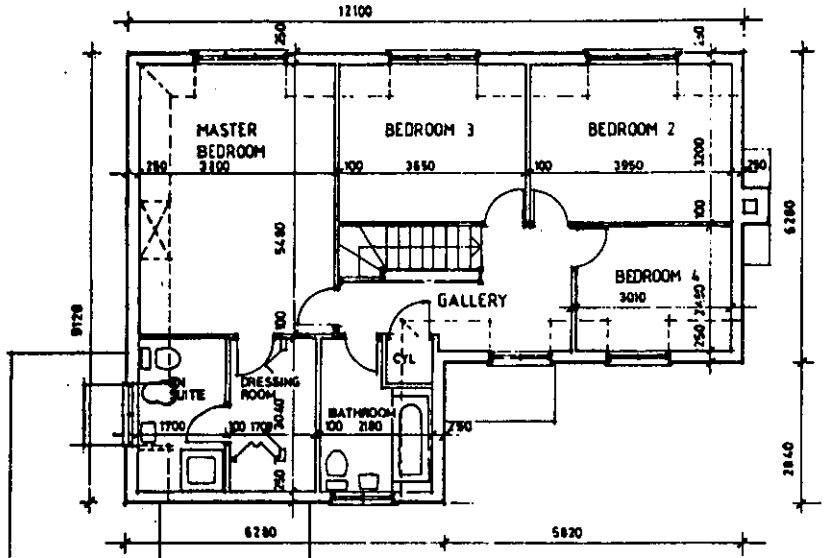
I can confirm that the site falls within an identified settlement as defined by the Wokingham District Local Plan. Having reviewed your plans, I feel that the site is unsuitable on two grounds. Firstly, I feel that the number of dwellings proposed is excessive and that the form and layout is alien to the area and lacks any real relationship with surrounding properties. Secondly, I have been in discussion with the Highway Authority who have expressed concerns over the use of the existing access road to serve the number of dwellings proposed and the potential number of vehicular trips that may be generated so close to existing access points. It is unlikely that the Highway Authority would wish to see any further intensification of the site.

I trust that this advice is of use to you and should you wish to discuss any matter please do not hesitate to contact me on (0118) 9746450 or Tom Callaghan of our Highways Team on (0118) 9746323.

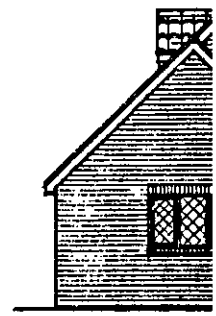
However, I advise you that the above is informal advice only, is given without prejudice, to the Council's normal decision making progress.

Yours sincerely

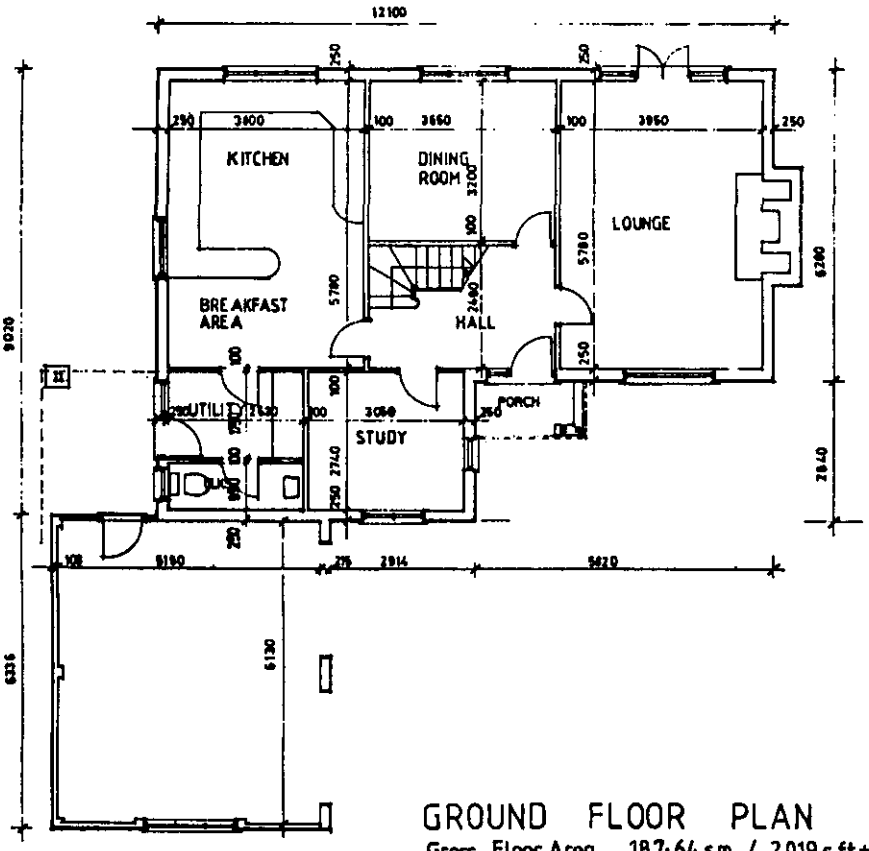
B. Polnik (Mrs)
Senior Planning Officer.



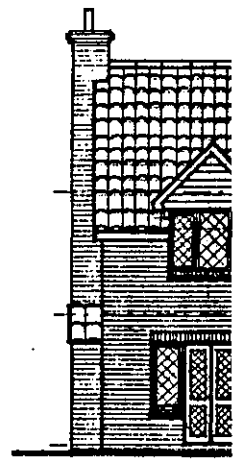
FIRST FLOOR PLAN



FRONT



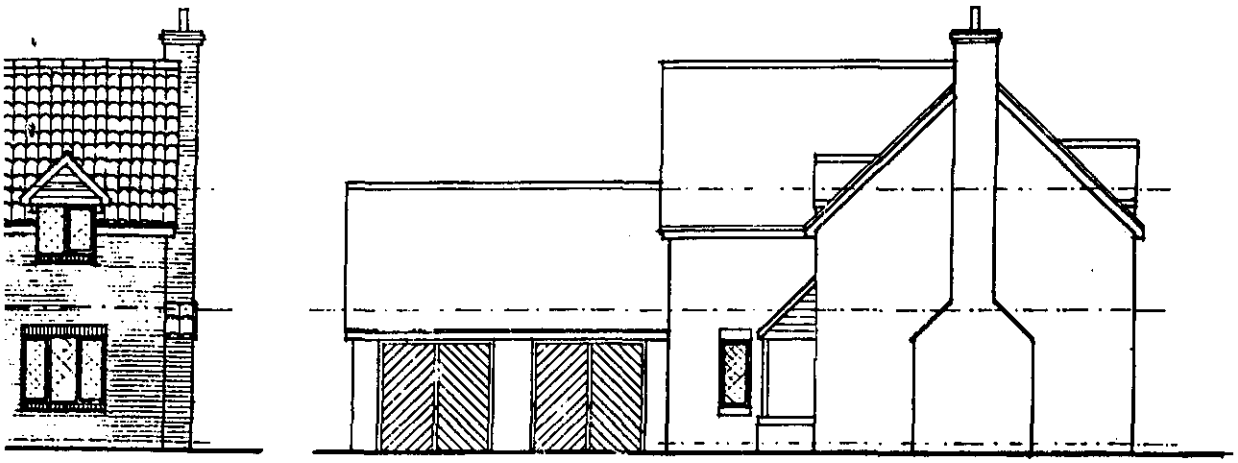
GROUND FLOOR PLAN



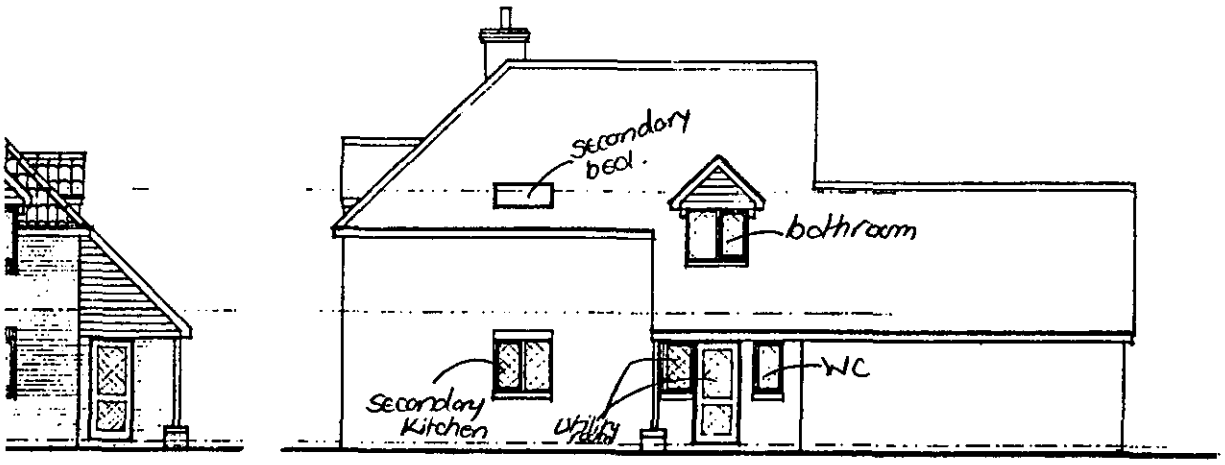
REAR

Gross Floor Area 187·64 s.m. / 2,019 s.ft.+ garage.
Internal Floor Area 166·9 s.m. / 1,796 s.ft.

SCALE 1:100



SIDE ELEVATION



SIDE ELEVATION

PROPOSED DETACHED HOUSE
FOR Mr & Mrs HARRISON at WOKINGHAM.

INDIVIDUAL HOMES
from
PRESTOPLAN

AMENDMENTS

A.	JULY.92	Drawing amended to accord with Clients comments.

Copyright in these drawings is the property of Individual Homes from Prestoplan. They remain in the property of Individual Homes from Prestoplan and shall be returned on demand. The plans and the information contained in them are supplied for the purpose only of the proposed purchase and construction of a Individual Homes from Prestoplan. Kit Building. They must not be copied nor used, disclosed or passed on to third parties for any other purpose.

REF. 2085/S - 01A

07 SEP 1992

39080
LEGATED
AUG 1992

ADR SYSTEMS
Head Office:
Caxton House
152 High Street
Old Woking
Surrey GU22 9JH
Tel: (01483) 725084

ADDRESS ~~CHADMORE HOUSE~~ TRAVELLER'S REST PARISH WOKINGHAM

PLOT No. GIPSY LANE ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
38404 •	MR. K. ANDERSON	DEM. ANNEXE & GARAGE ERECT HOUSE & GARAGE	25-10-91	REF
38938 •	"	"	24-2-92	CLA
39980 •	MR+MRS C. HARRISON	"	2-11-92	COA
FP/93/1229	"	"	8-6-93	APP
41381	"	NEW DRIVEWAY & ENTRANCE ONTO GIPSY LANE	12-8-93	REF

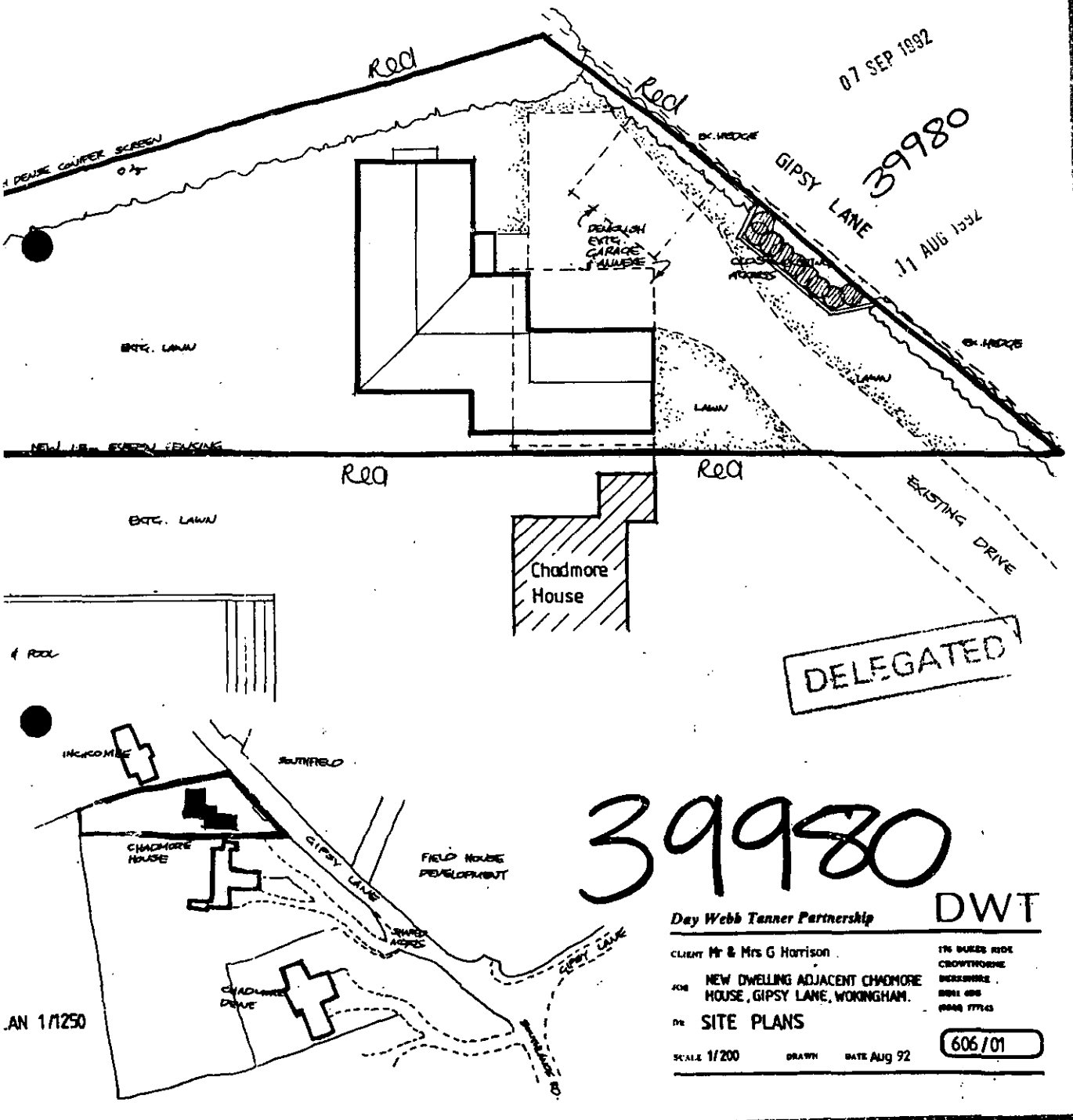
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074



39980

DWT

Day Webb Tanner Partnership

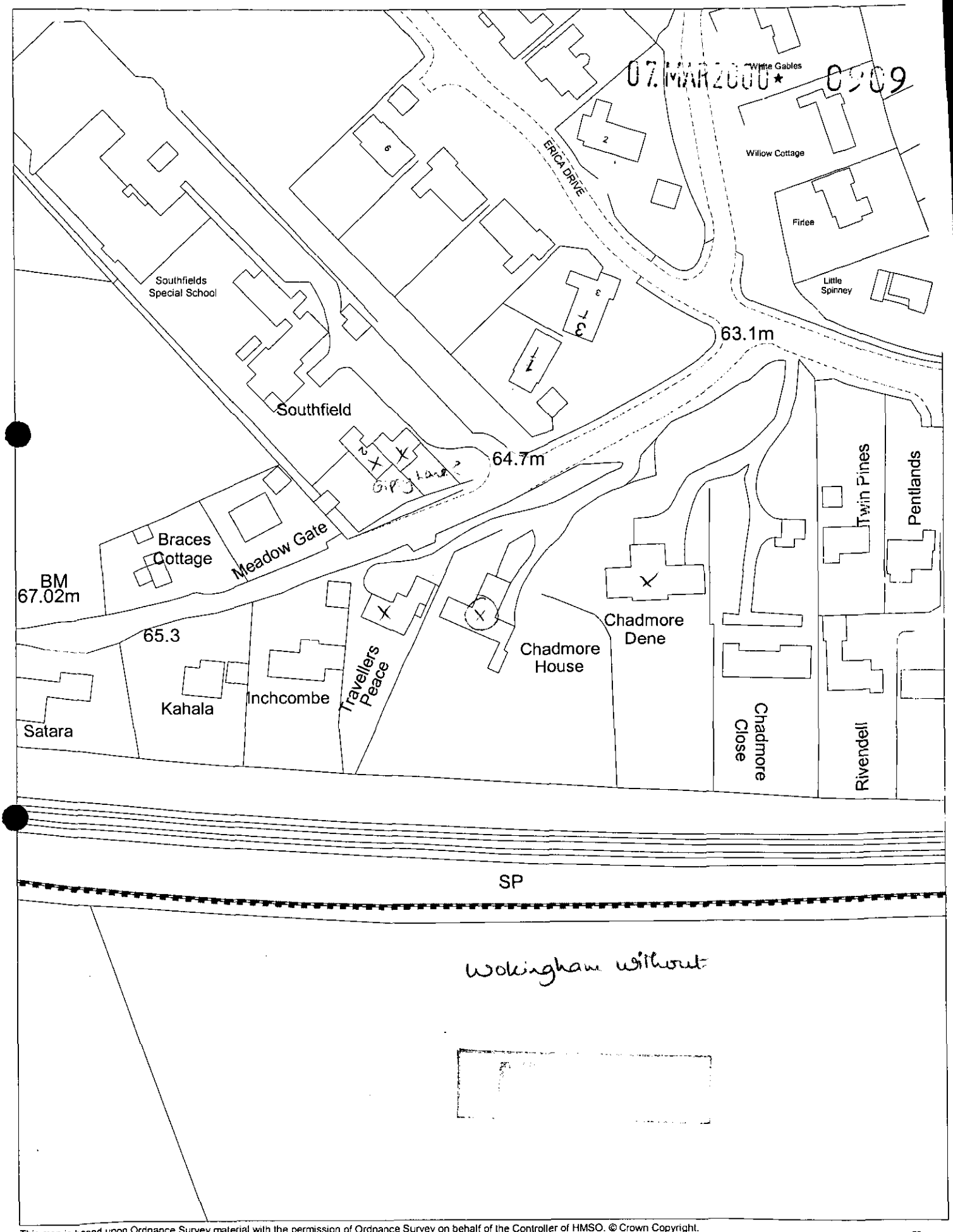
CLIENT Mr & Mrs G Harrison

FOR NEW DWELLING ADJACENT CHADMORE HOUSE, GIPSY LANE, WOKINGHAM.

TITLE SITE PLANS

SCALE 1/200 DRAWN DATE Aug 92

606/01



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Development Control Section, Environmental Services, Wokingham District Council.

15 March 2000

Scale: 1 : 1250

Tel: 0118 974 6450

Date: 25.10.2000

My ref: F/2000/0909

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 J Green
102 Arnett Avenue
Finchampstead
RG40 4EE

Dear Councillor

Application Number: F/2000/0909
Chadmore House, Gipsy Lane, , Wokingham.
Proposed erection of three detached dwellings and demolition of existing dwelling..

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

If you have any questions please do not hesitate to contact **Mrs B Polnik** on **0118 974 6450**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

Head of Planning and Transportation

Tel: 0118 974 6450

Date: 25.10.2000

My ref: F/2000/0909

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 R Wyatt
33 Sturges Road
Wokingham
RG40 2HG

Dear Councillor

Application Number: F/2000/0909
Chadmore House, Gipsy Lane, , Wokingham.
Proposed erection of three detached dwellings and demolition of existing dwelling.

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

If you have any questions please do not hesitate to contact **Mrs B Polnik** on **0118 974 6450**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 3.11.2000

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Mrs B Polnik** Application Number: **F/2000/0909**
Chadmore House, Gipsy Lane, , Wokingham.
Proposed erection of three detached dwellings and demolition of existing dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor R Wyatt

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

WORK SHEET FOR : Mrs B Polnik

Application Number : F/2000/0909

Applicant : Cala Homes South Ltd .

Location : Chadmore House, Gipsy Lane, , Wokingham.
Proposal : Proposed erection of three detached dwellings and demolition of existing dwelling.

Site Notice Displayed ? :	YES	NO	DATE
		✓*	8.5.2000

* Neighbours notified by letter 21.3.00

Date of Neighbour Notifications : .....

Date of Site Visit : 8.5.00

Date Registered : 07/03/2000

Earliest Date for Decision : 14/04/2000

Latest Consultation Date/Site Notice Expiry Date : 14/04/2000

Application Expiry Date: 02/05/2000

~~**Consultation Responses**~~ **:**

Plans under consideration:

Layout : P001C
Plot 1 : P005 (5 bed + attic room)
Plot 2 : P010 (5 bed + attic room)
Plot 3 : P009 (5 bed + attic room)

Site Survey : 1357/01
Visibility splay : P0101

~~**Planning Issues**~~ **:**

Consultation Responses

- Highway Authority: subject to relocation of existing telegraph pole West of the access onto Gipsy Lane at full cost to the developer no objection raised to p.p being granted subject to conditions re: visibility splays etc.
- Arboriculturalist: no objection subject to condition re: tree protection
- Town Council: 1.75m wall out of keeping with rural character of Gipsy Lane, manouvreing would be more difficult, driveway too narrow, visitor parking limited concern over sightlines, removal of vegetation would be detrimental to character of area

- Letters of representation: 4 letters received (2 from same person)

  1 letter of no objection.

  Concerns/objections can be summarised as follows:

  - access is narrow with blind spots
  - restricted visibility
  - adverse impact on road safety.
  - 1.75 m inappropriate
  - Limited visitor parking resulting in parking in Gipsy Lane which would be dangerous
  - impact on drainage system (not a planning matter)
  - conifer hedge not shown correctly
  - Loss of light/privacy to Chadmore Dene

PROPOSAL:

Demolition of existing dwelling and erection of 3 x 5 bedroomed houses with access from Gipsy Lane (shared with Travellers Peace).

Current applⁿ. 0/2000/1000 being considered on adj. land Chadmore Dene/Chadmore Close for 5 dwellings.

Application Number: F/2000/0909

Appraisal:

A. Principle of development

Policies STV1 and SH1 of South East Area Local Plan; and WSO2 and WH1 of Wokingham District Local Plan

The site is located within the settlement boundary of Wokingham where there is a general presumption in favour of development subject to no adverse impact on character of area, amenities of neighbouring occupiers, highway safety etc.

B. Impact on the visual amenity and character of area

Policies SBE1/2 of South East Area Local Plan; and WBE1 of Wokingham District Local Plan

The area is characterised by detached houses varying in design and style on plots.of different sizes. In recent years there have been a number of new developments in the area ie. Erica Drive and plots have been subdivided to provide additional dwellings both frontage development and backland. There is also a current application (O/2000/1000) for the erection of 5 dwellings on the adjoining site at Chadmore Dene/Chadmore Close. In view of the above it is not considered that the proposal would adversely affect the visual amenity and character of the area.

C. Density of development and housing mix

PPG3 and policies H9 of Replacement Structure Plan; SH8 of South East Area Local Plan; and WH6 and density policy of Wokingham District Local Plan

Whilst the site area, 0.404ha in total, exceeds the 0.4 ha criteria contained in the density policy in this instance due to the constraints of the site ie. shape and access, it would be inappropriate to increase the density due to reasons of highway safety. With regard to housing mix it is unlikely that a reason for refusal on housing mix could be sustained. Existing dwelling is 5 bedroomed and therefore net increase would be two dwellings.

D. Impact on amenities of neighbouring occupiers

Policies SBE1/2 of South East Area Local Plan; and WBE1 of Wokingham District Local Plan

Proposed dwelling on Plot 1 would be in a similar position to existing dwelling in relationship to Travellers Peace, with the exception of a garage to the front with accommodation above and 2.5m projection to the rear. Whilst there would be some loss of light to the windows in the side elevation (utility, WC & secondary kitchen at ground floor level and bathroom and secondary bedroom at first floor) it is not considered that the amenities of occupiers of Travellers Peace would be adversely affected.

With regard to Chadmore Dene, a bungalow located to the north the distance between this property and Plot 3 would be 14m which is considered acceptable bearing in mind that Plot 3 is at an angle.

In view of the above due to the relationship with adjoining properties it is not considered that the amenities of neighbouring occupiers would be so adversely affected so as to warrant refusal.

E. Highway Issues

No highway objection raised to the principle of development subject to conditions to include the provision of adequate visibility splays which has been the subject of negotiation with the Highway Authority and widening of the access road to allow for 2 cars to pass. Adequate on site parking would be provided in accordance with adopted standards.

F. Concerns of residents

Issue of drainage is not a planning matter. With regard to the proposed 1.75m high brick wall highway proposed along the access road the site is located in a built up area and this boundary is likely to form the rear boundary of dwellings on the adjoining site should planning permission (O/2000/1000) be granted and thus a secure form of enclosure will be required in this location in the future. Highway matters have been dealt with above. Landscaping condition recommended which will require the submission of further details including hedges to be retained.

RECOMMENDATION: Approval: ☐ **Refusal:** ☐

Application Number F/2000/0909
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / ~~Reasons for Refusal~~
1.	C001	R001	Full permission 5yrs.
2.	C012	R012	External materials to be agreed
3.	C017	R017	Boundary treatment
4	C150	R150	Landscaping details delete 'buildings' in last sentence insert 'dwellings'
5.	C151	R151	Landscaping to be carried out
6.		R045	The following windows of the development hereby permitted shall not at any time be glazed other than with obscured glass and shall be so maintained thereafter. (i) Plot 1 first floor bathroom and 2 ensuites (ii) Plot 2 -11- (iii) Plot 3 -11-
7.	C044	R044	'No windows to be inserted' insert 'first floor level or above of the side elevations of the 3 dwellings'
8.	C100	R100	'Slab levels'
9.	C070	R070	'Hours of construction'
10.	SC29	R127	Insert 'visibility splays of 2x45m have been provided from the access onto Gipsy Lane'
11.			Notwithstanding the plans submitted the access drive shall be widened to 4.1m and hard surfaced with tarmac, concrete or similar hard bound material in accordance with plans to be submitted to and approved in writing by the LPA and shall be →

Reason: To ensure 2 vehicles can pass clear of the highway and to avoid spillage of loose material onto the highway in the interests of highway safety.

12. C122 R122 Vehicle parking turning
13. C129 R129 Construction vehicles
14. C130 R130 Mud

PTO.

INFORMATIVES:

1. NO H9 of BSP
   ST1, SH1, SBE1/2, SH8 of SEALP
   WOS2, WH1, WBE1, WH6 and density policy of WOLP

2. In order to achieve adequate visibility splays required by condition 10. the existing telegraph pole to the West of the access may need to be relocated at full cost to the applicant.

implemented prior to commencement of development.

RECORD OF SITE VISIT

SITE ADDRESS: Chadmore House
Gipsy Lane Wokingham.

APPLICATION NUMBER: F/2000/0909

OFFICER: Mrs B Polnik

DATE OF SITE VISIT: 8.5.00

1 SITE/STATUTORY NOTICE DISPLAYED ? Neighbours consulted by letter

2. DESCRIPTION OF SURROUNDINGS

Mature residential area. Some recent infilling/new development. Variety of house types and styles. Predominantly detached dwellings

3. DESCRIPTION OF SITE/BUILDING

5 bedroomed 2 storey house - extended in the past. Open swimming pool in rear garden.

4. RELATIONSHIP TO ADJOINING PROPERTIES

Refer to site plan.
Travellers Peace chalet style dwelling with windows in side elevation facing site 1st: rooflight and dormer ground floor: door and window.

5. SITE CONSTRAINTS

TREES	Few
ACCESS/PARKING	refer to plan - Existing access (shared) onto Gipsy Lane
LEVELS	refer to survey
BOUNDARY TREATMENT	1.8m CB fence to rear
OTHERS	2m brick wall to side with Travellers Peace Hedge on boundary with Chadmore Dene

Applicationo	Name & Address
F/2000/0909	GR Womerley Travellers Peace Gipsy Lane Wokingham RG40 2HP
F/2000/0909	H Macrae 1 Erica Drive Wokingham RG40 2DU

App approved
Letter sent 08/11/00

Tel: (0118) 974 6450 (Direct Line)
E-Mail: Basia.Polnik@wokingham.gov.uk
Date: 30 October 2000
My ref: BP/2000/0909
Your ref: DH/lr/846

Cala Homes (South) Ltd
Burgan House
The Causeway
Staines
Middx
TW18 3PR

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

WITHOUT PREJUDICE

Dear Mr Heron

RE: PROPOSED DEVELOPMENT OF 3 DWELLINGS AT CHADMORE HOUSE, GIPSY LANE, WOKINGHAM

I refer to your letter received on 23rd October 2000 with reference to the above and our subsequent telephone conversation.

I confirm that letters have now been sent to the local councillors with an officer's recommendation for conditional approval and if no request is received for the application to be considered by the Development Control Committee then a decision can be issued after 6th November 2000.

I hope this clarifies the situation.

Yours sincerely

B. POLNIK (Mrs)
Senior Planning Officer

CALA 125 YEARS 1875-2000

CALA HOMES

35638

PLANNING
PGL
DC BP
APP
CS
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FILE:

CALA Homes (South) Ltd
Burgan House The Causeway
Staines Middlesex TW18 3PR
Telephone 01784 460033
Facsimile 01784 450508
www.cala.co.uk

DH/lr/846

20th October 2000

Wokingham District Council
Planning Department
Shute End
Wokingham
Berkshire

Reply Req

For the attention of Mrs B Polnik

Dear Mrs Polnik

RE: F/2000/0909 – CHADMORE HOUSE, GIPSY LANE, WOKINGHAM

Further to our telephone conversation earlier this week I understand that the highways informative is now back with you and that there are no concerns regarding this and further that the plans supplied to you with your required amendments (PD01C) meets with your approval.

My understanding from our telephone conversation on Monday 16th October is that unless you hear to the contrary from the local councillors that you will be able to grant a consent under officers delegated powers on the 26th October.

We have by even date dispatched a copy of this letter to both of the Council members Councillor Wyatt and Councillor Green.

I would be most grateful for your confirmation of the process and the timescales, if you would be good enough to contact me by telephone on 01784 225308.

Many thanks for your help and your assistance.

Yours sincerely

David Heron
LAND DIRECTOR

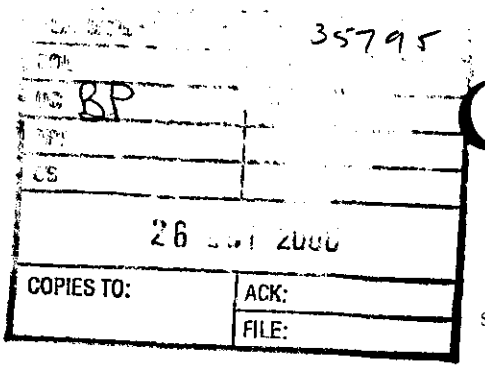
c.c Councillor Wyatt
Councillor Green

CALA 125 YEARS 1875-2000

DH/lr/868

25th October 2000

by fax 0118974 6484



CALA HOMES

CALA Homes (South) Ltd
Burgan House The Causeway
Staines Middlesex TW18 3PR
Telephone 01784 460033
Facsimile 01784 450508
www.cala.co.uk

The Planning Department
Wokingham District Council
PO Box 157 Shute End
Wokingham
Berkshire
RG40 1WR

For the attention of Mrs B Polnik

Dear Mrs Polnik

RE: F2000/0909 CHADMORE HOUSE, GIPSY LANE, WOKINGHAM, BERKSHIRE

Further to our telephone conversation earlier today please find enclosed a copy of a filed plan showing our red line ownership. There was an error in the drafting when the submission was made to you.

As you know our ownership with Chadmore Dene to the east is changing marginally to accommodate the owners requirements.

We are confident following our conversation we can accommodate a 4.1m width road as I understand is the requirement from yourself and highways and we further acknowledge the telegraph pole outside of the property will need to be moved at our own expense.

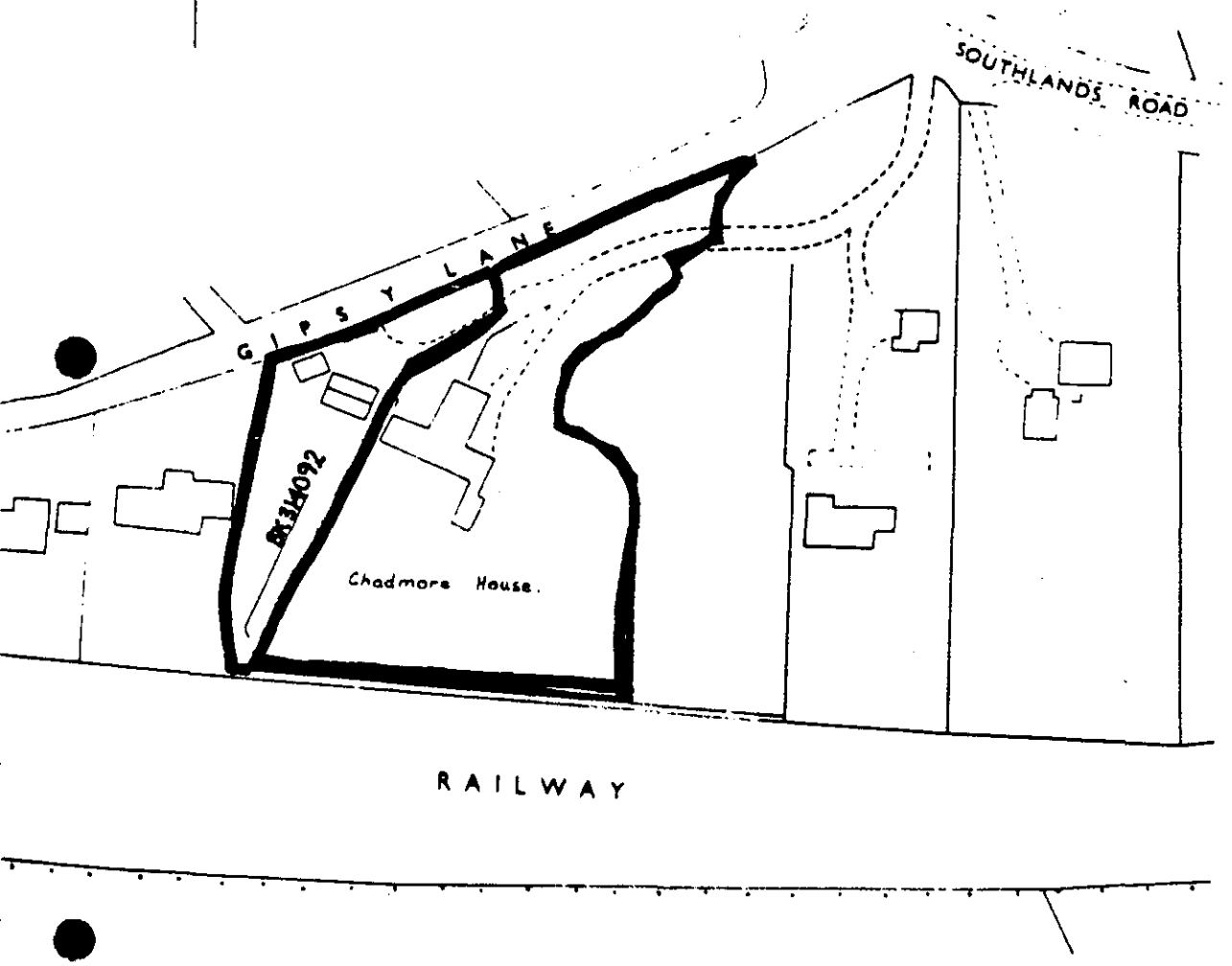
If you have any queries whatsoever please do not hesitate to contact me by telephone, however I thank you for your kind attention to this matter.

Yours sincerely

David Heron
LAND DIRECTOR

Enc

The boundaries shown by dotted lines have been plotted from the plans on the deeds. The title plan may be updated from later survey information.



FILED PLAN
LAND
REGISTRY

e state of the title plan on 29 July 1999 and is admissible in evidence to the same
ice copy of the title plan may be subject to minor distortions in scale.
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WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Tom Callaghan, Highways

To: Basia Polnik, Planning

My Ref: O/2000/0909

Your Ref: O/2000/0909

Date: 13th October 2000

PLANNING APPLICATION O/2000/0909
PROPOSED ERECTION OF THREE DETACHED DWELLINGS AND DEMOLITION OF EXISTING DWELLING.
CHADMORE HOUSE, GIPSY LANE, WOKINGHAM.

Further to previous consultation responses, I have received additional information/plans from the applicant showing the visibility splays available from the access on Gipsy Lane. I carried out a recent site visit and can confirm that subject to the relocation of the existing telegraph pole to the west of the access, a visibility splay of 2 x 45 metres can be provided and therefore the Highway Authority recommends the following conditional approval :-

1. SC 127 Insert: '...visibility splays of 2 x 45 metres have been provided from the access onto Gipsy Lane'
   Note: to achieve this visibility it may require the relocation of the existing telegraph pole to the west of the access at full cost to the developer.
2. Notwithstanding the plans submitted, the access drive shall be widened to a minimum width of 4.1 metres and hard surfaced with tarmac concrete or similar hard bound material. Reason – to ensure two vehicles can pass clear of the highway and to avoid spillage of loss material onto the highway in the interests of highway safety.
3. C122 Vehicle parking/turning
4. C129 Construction Vehicles
5. C130 Mud during construction

Many thanks

Tom Callaghan.

TO: **DEVELOPMENT CONTROL**
Mrs B Polnick

FROM: Environmental Design

DATE: 28th September 2000

Location: Chadmore House, Gipsy lane, Wokingham.

Proposal: Erection of three detached dwellings and demolition of existing dwelling.

Application Number: F/2000/0909

In response to your consultation dated 27th September 2000 for the above application, the arboricultural comments are as follows:

I have no objection to planning permission being granted.

The position of the dwellings, driveways, wall and fence is acceptable in relation to trees.

If planning permission is granted please attach a condition requiring that details of tree protection measures are submitted and approved prior to development commencing.

Neil Etherington
Senior Arboriculturist

35569
BP
CS
20 OCT 2000
COPIES TO:
ACK:
FILE:

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Mrs B Polnik

Application Number: F/2000/0909

Proposal: Proposed erection of three detached dwellings and demolition of existing dwelling.

Site Address: Chadmore House, Gipsy Lane, Wokingham

Applicant: Cala Homes South Ltd

Your observations are required in respect of this application by **11/10/2000**

Comments on revised plans showing erection of wall and fence adjoining Chadmore Dene – drawing no PD01C :

- A 1.75m. wall would be totally out of keeping with the rural aspect of Gipsy Lane.
- The wall at the entrance to this site has already been damaged by a small removals van attempting to gain access. A high brick wall directly alongside the tarmac driveway would make eggress by larger vehicles almost impossible because of the sharp bend.
- The existing driveway is just 3.5m wide and is too narrow for two cars to pass. The owners of the proposed executive houses are likely to drive big cars, i.e. Volvos, BMW, Mercedes, 4 wheel drives etc. and will need plenty of room to swing in and out of the drive. Anyone driving off the site will not be able to see anyone driving in because of the blind bend. The car entering would then have to back up into Gipsy Lane. Ideally the drive should either be widened or have a passing place.
- The parking for visitors is limited on the site and is likely to lead to parking in Gipsy Lane which would cause a nuisance and be potentially dangerous vis-à-vis sightlines.

SIGNED: _____ **DATE:** 18/10/00

CLERK TO Wokingham Town Council

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

PLANNING SERVICES
DC
APP
CS
COPIES TO:
FILE:

Case officer: Mrs B Polnik

Application Number: F/2000/0909

Proposal: Proposed erection of three detached dwellings and demolition of existing dwelling

Site Address: Chadmore House, Gipsy Lane, Wokingham

Applicant: Cala Homes Southern Ltd

Your observations are required in respect of this application by **02/10/2000**

Comment on revised plans showing:- resiting of dwelling on plot 2, design of dwelling handed, and revised sight lines – drawing no PD01B

- **Still unhappy with sight lines, have seen the area and believe that insufficient greenery has been removed**

SIGNED: _____ **DATE:** 28/09//00

CLERK TO Wokingham Town Council

Date: 11 September 2000

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/0909

Location: Chadmore House, Gipsy Lane, Wokingham.

Proposal: Proposed erection of three detached dwellings and demolition of existing dwelling.

Applicant: Cala Homes South Ltd.

Case Officer: Mrs B Polnik

The new plans show the following: Resiting of dwelling on Plot 2, design of dwelling handed and revised sight lines. Drawing no PD01B.

PD01B superseded by PD01C

Comments are required by 02/10/2000.

Should you have any queries regarding this application please contact the case officer Mrs B Polnik on 0118 974 6450.

(RING ONE)

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

App No. F/2000/0994 (Planaps) / (Ludhouse) Date Rec. 5.9.00

Location: CHAOMORE HOUSE, GIRSY LANE

Parish WOKINGHAM

Applicant: CALA HOMES

Description of attached plans: Resiting of dwelling on Plot 2
both design of dwelling handed and revised sight lines

Drawing No's: P0 01B

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: Neighbours as previously

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 BP.

Consultations Sent by Admin. on 11.09.RS.

Yellow - Part One Copy
Green - Officer's Copy

CALA
125
YEARS
1875-2000

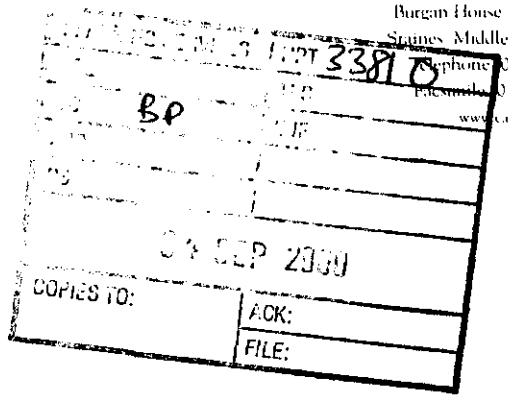
CALA
HOMES

CALA Homes (South) Ltd
Burgan House The Causeway
Staines Middlesex TW18 3PR
Telephone 01784 460033
Facsimile 01784 450508
www.cala.co.uk

DH/lr/777

1st September 2000

Wokingham District Council
Highways Department
Shute End
Wokingham
Berkshire



For the attention of Mr T Callaghan

0909

Dear Tom

REVISED PLAN

RE: CHADMORE HOUSE, GIPSY LANE, WOKINGHAM//F/2000/0909

Thank you very much indeed for meeting with me yesterday morning to discuss the highways access at our proposed development.

I have as requested asked for our own land and that of the highway to be trimmed and will advise you by telephone once this has taken place so that you can revisit.

Also please find enclosed a revised drawing showing the visibility splays which I trust from our conversation you find acceptable.

Please note that I have copied this letter and plan to the Planning Officer for convenience.

Kind regards

Yours sincerely

David Heron
LAND DIRECTOR

c.c. Mrs B Polnik

Encs

REGISTERED IN ENGLAND NO. 02522271. REGISTERED OFFICE: BURGAN HOUSE THE CAUSEWAY STAINES MIDDLESEX TW18 3PR. A SUBSIDIARY OF CALA GROUP LTD.

CALA
125
YEARS
1875-2000

33835
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CALA Homes (South) Ltd
Burgan House The Causeway
Staines Middlesex TW18 3PR
Telephone 01784 460033
Facsimile 01784 450508
www.cala.co.uk

CL/lr/224

4th September 2000

Mrs B Polnik
Senior Planning Officer
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berks
RG40 1WR

PLANNING DEPT
BP
05 SEP 2000
COPIES TO: ACK: FILE:

Ref: 2000/0909 Chadmore House, Gipsy Lane, Wokingham

Dear Mrs Polnik

Please find enclosed 6 no. copies of the revised planning layout PD01B amended to move plot 2 forward as requested and to show the site line as discussed and approved on site with Tom Callaghan of your highways department with David Heron on Thursday 31st August 2000.

Also find enclosed a handed drawing of Oakley housetype as requested.

I trust that these details are now fully acceptable and that the scheme can now be approved through officer's delegated powers, as has been previously discussed.

Yours sincerely

Christopher Law.

0909
REVISED PLAN

Christopher Law RIBA
CHIEF ARCHITECT
For and on behalf of CALA Homes (South) Limited

Encs

CALA 125 YEARS 1875-2000

33251

BP

18 AUG 2000

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CALA HOMES

CALA Homes (South) Ltd
Burgan House The Causeway
Staines Middlesex TW18 3PR
Telephone 01784 460033
Facsimile 01784 450508
www.cala.co.uk

CL/lr/221

17th August 2000

Mrs B Polnik
Senior Planning Officer
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berks
RG40 1WR

Ref: 2000/0909 – Chadmore House, Gipsy Lane, Wokingham

Dear Mrs Polnik

PD01A

Please find enclosed our revised site layout for the three houses at Chadmore House, as previously discussed. I apologise for the delay in submitting this, which was due to the resolution of contractual issues.

I have handed plot 2 as we discussed in order to set it back further from plot 1.

I trust that the scheme is now fully acceptable, as you have previously indicated, and that it can be presented to the next planning committee with a recommendation for approval.

Yours sincerely

Christopher Law

Christopher Law RIBA
CHIEF ARCHITECT
For and on behalf of CALA Homes (South) Limited

Encs

Superseded by PD01C.

FAX Highway comments
discuss ⊃ Tom.

Revised

floorplans /

elevations

as plot handed.

requested 23/8.

although previously discussed
moving plot 2 forward - not indicated.

Date: 23 May 2000

To: Highways

We have received Additional Plans for the following planning application:

Application Number: F/2000/0909

Location: Chadmore House, Gipsy Lane, Wokingham.

Proposal: Proposed erection of three detached dwellings and demolition of existing dwelling.

Applicant: Cala Homes South Ltd.

Case Officer: Mrs B Polnik

The new plans show the following: Visibility splays. Drawing no PD101.

Comments are required by 02/06/2000.

Should you have any queries regarding this application please contact the case officer Mrs B Polnik on 0118 974 6450.

At 2m x 40m the visibility splays shown are insufficient to allow safe [redacted]/exit for vehicles from the property. Whilst this could be rectified to the right where highway land is available, visibility to the left from the property is very sub-standard.

A. Linnell 15/8/00

CALA
125 YEARS
1875-2000

CL/lr/199

PLANNING	29342
POL	
DC BP	
APP	
CS	
15 MAY 2000	
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	FILE:

CALA
HOMES

CALA Homes (South) Ltd
Burgan House The Causeway
Staines Middlesex TW18 3PR
Telephone 01784 460033
Facsimile 01784 450508
www.cala.co.uk

12th May 2000

Mrs B Polnik
Senior Planning Officer
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berks
RG40 1WR

0909 1

ADDITIONAL PLAN

Ref: 2000/0909 – Chadmore House, Gipsy Lane, Wokingham

Dear Mrs Polnik

Thank you for your correspondence of 9th May requesting an additional plan showing the available visibility splays at the access from a 2m set back.

I enclose PD101 showing visibility splays of 2 x 40m in both directions. However in checking with our title searches I have found that the adopted highway land appears to include the whole verge up to the brick wall all the way up to the Southlands Junction. This would mean that tree T1 and the bushes could be cleared should highways request this.

I would however be grateful if your highway department could confirm that the extent of the adopted highway land is as I have indicated it in red.

For your information I enclose a copy of our legal search particulars.

Finally I confirm that the road can be min 4m throughout.

Yours sincerely

Christopher Law

Christopher Law RIBA
CHIEF ARCHITECT
For and on behalf of CALA Homes (South) Limited

REGISTERED IN ENGLAND NO. 02522271. REGISTERED OFFICE: BURGAN HOUSE THE CAUSEWAY STAINES MIDDLESEX TW18 3PR. A SUBSIDIARY OF CALA GROUP LTD.

K

Tel. 0118 974 6316 (Direct Line) Fax. 0118 974 6313

Date. 19 November 1999

Your Ref.

My Ref. MM/JG/G6.16311

Environmental Services Department
Engineering Services
P.O. Box 153
Shute End, Wokingham
Berkshire RG40 1WL
Tel: (0118) 974 6000
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Messrs Gellhorn Cooney Laugharne
Solicitors
DX 83179

0909

ADDITIONAL PLAN

Dear Sirs

CHADMORE HOUSE, GIPSY LANE, WOKINGHAM

I refer to your letter of 10th November and will deal with the questions that you raised as you have numbered them.

1) I enclose a copy of the plan marked in pink to identify the extent of the highway adjacent to Chadmore House. I also enclose an extract from highway records showing the adopted highway, coloured yellow.

2) This Authority does not, to my knowledge, own any land in the vicinity. It is for you to satisfy yourself that the Highway abuts the boundary of your client's land but I can confirm that the extent of the adoption is shown in pink as item 1 above.

3) The Highway Authority does not own any land within the area edged red on the plan.

4) Pre-application highway advice is available from the Highways Development Control Team, but specific details of the proposed development on the site would be required before this advice could be given, and it would be subject to formal confirmation as part of the planning process.

5) There will be specific requirements for site lines for any new development that takes place on the area of land. Precise details can be provided by the Highways Development Control Team once the details of the development are available.

6) I confirm the status of the highway coloured blue as identified on your plan as being adopted.

7) The Highway Authority is not aware of any mining or mineral extraction works.

8) The owner of the property will require formal consent from the Highway Authority and the Planning Authority before any new access is formed onto the highway.

A standard charge of £35 is made for the supply of this information and I should be obliged in you would make the payment by return.

Please detach the slip below and return it to me with your payment.

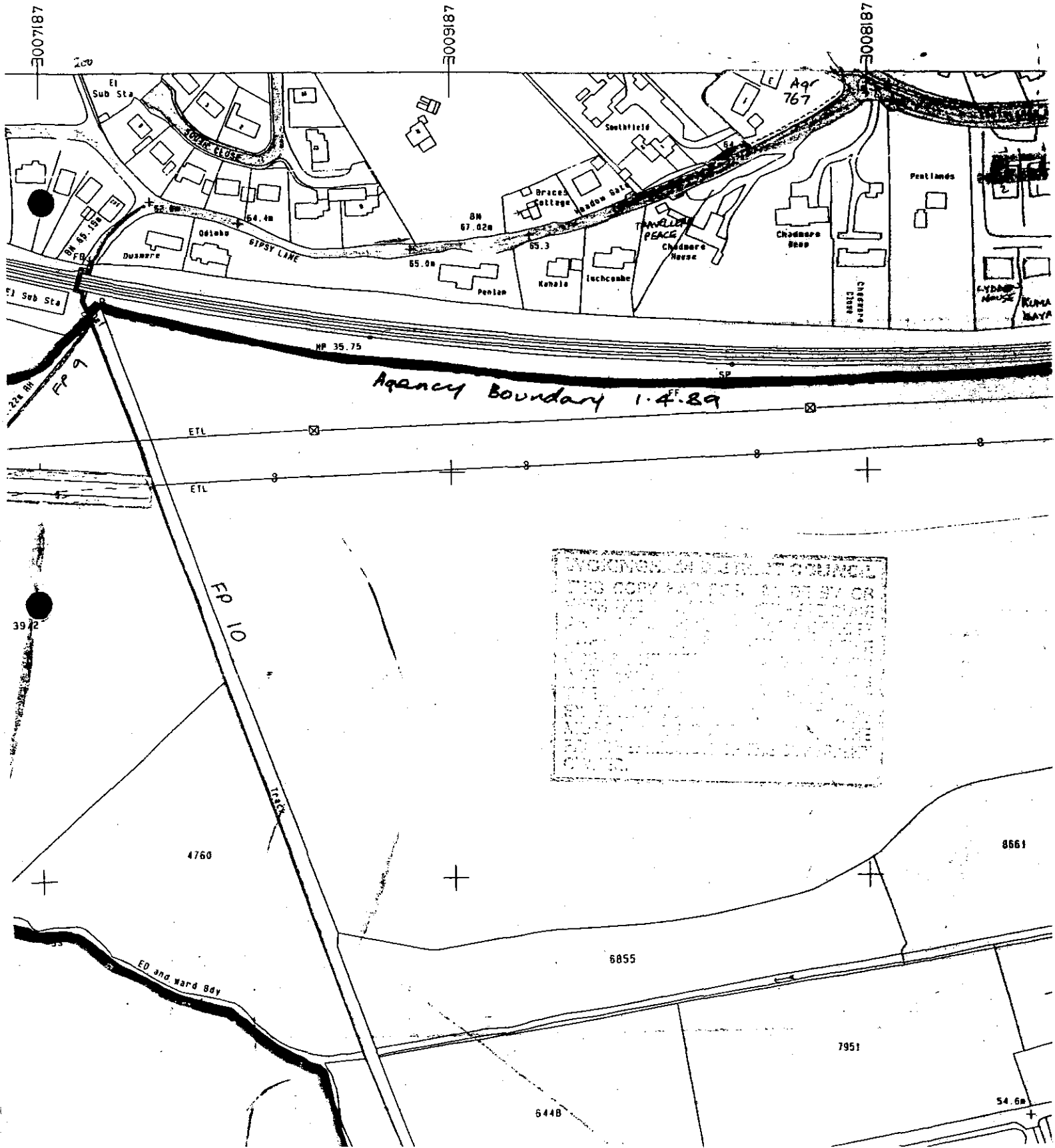
Yours sincerely

P A Taylor (Mrs)
Team Leader, Technical & Admin Support

Encl.

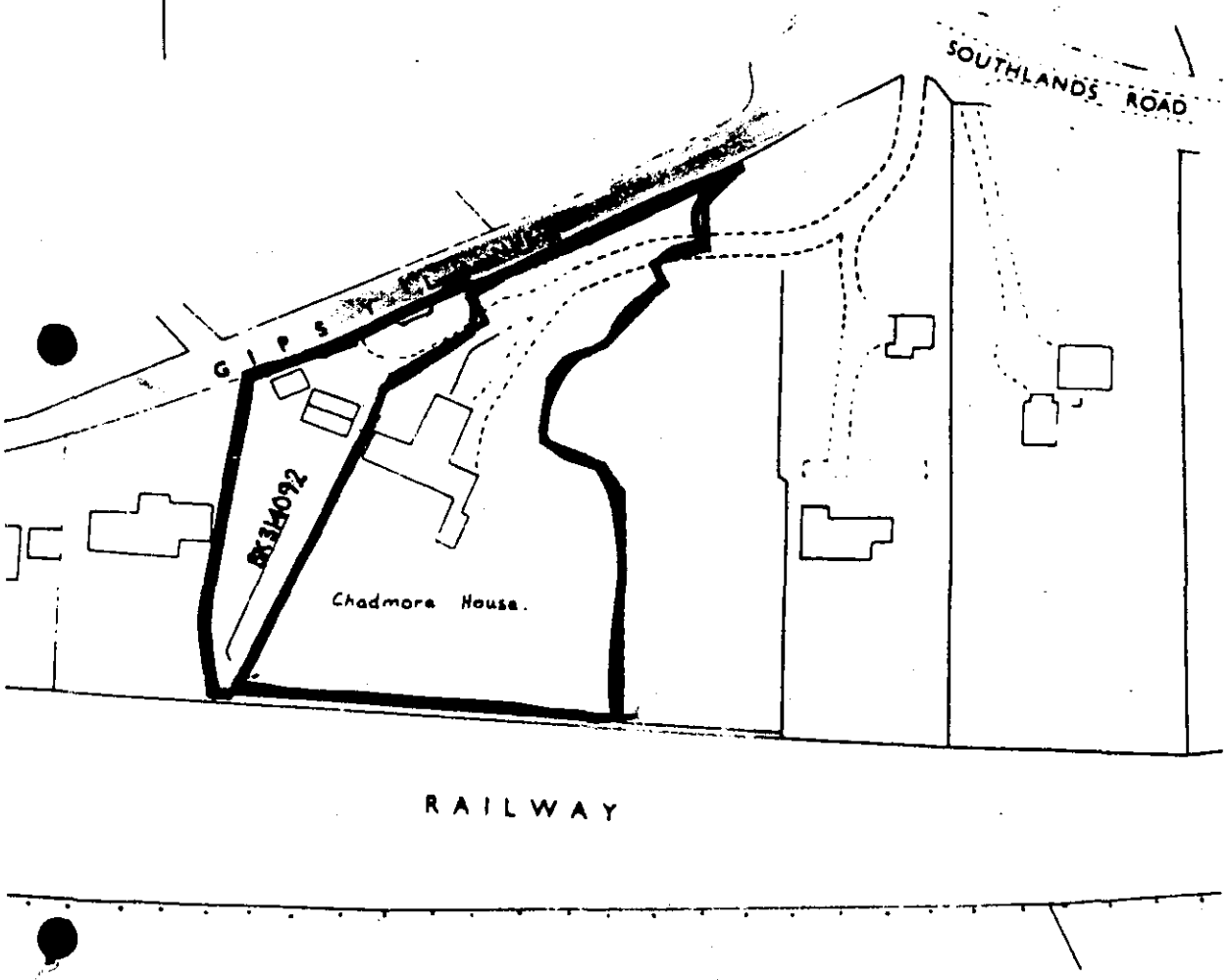
SU 8167

ADOPTED HIGHWAY



HW

The boundaries shown by dotted lines have been plotted from the plans on the deeds. The title plan may be updated from later survey information.





state of the title plan on 29 July 1999 and is admissible in evidence to the same
e copy of the title plan may be subject to minor distortions in scale.
Gloucester District Land Registry.
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umber GD272728.

Tel. 0118 974 6443 (Direct Line)

Date. 26 June, 2000

My ref. CD/DN2000/0201(0909)

Cala Homes South Ltd.
Burgan House
The Causeway
STAINES
Middlesex TW18 3PR

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
E-mail:

Dear Sirs,

DEMOLITION AT CHADMORE HOUSE, GIPSY LANE, WOKINGHAM

I have been informed by Building Control that you have submitted a Demolition Notice for the above property.

Demolition should not take place until the Planning Application F/2000/0909 has been determined. Any unauthorised demolition work is undertaken at your own risk and expense.

If you have any queries with regard to this letter please contact Mrs Basia Polnik, the Planning Officer dealing with your application, on 0118 974 6450 or myself on 0118 974 6443

Yours faithfully



MRS C DODSWORTH
Development Control/Building Control Liaison Officer

Tel: (0118) 974 6450 (Direct Line)
E-Mail: Basia.Polnik@wokingham.gov.uk
Date: 09 May 2000
My ref: BP/F/2000/0909

Mr C Law
Cala Homes (South) Ltd
Burgan House
The Causeway
Staines Middx
TW18 3PR

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

WITHOUT PREJUDICE

Dear Mr Law

RE: PROPOSED ERECTION OF 3 DWELLINGS AND DEMOLITION OF EXISTING AT CHADMORE HOUSE, GIPSY LANE, WOKINGHAM

Further to your planning application for the above-mentioned proposal the Highway Authority has requested an additional plan to show available visibility splays at the access from a 2m setback. The splays must be over land in the applicant's ownership or highway land and must be free of obstructions over 1.05m in height. Finally the road width should be a minimum of 4m.

I look forward to receiving this information within 14 days of the date of this letter.

Yours sincerely

B. POLNIK (Mrs)
Senior Planning Officer

HIGHWAYS CONSULTATION SHEET

From: Mrs B Polnik

Date: 21 March 2000

Application Number: F/2000/0909

Proposal: Proposed erection of three detached dwellings and demolition of existing dwelling.

Site Address:
Chadmore House, Gipsy Lane, , Wokingham.

Applicant:
Cala Homes South Ltd .

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

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☑ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☐ Recommend approval with **no** condition(s) or reason(s).

COMMENT

REQUEST ADDITIONAL PLAN TO SHOW AVAILABLE VISIBILITY SPLAYS AT THE ACCESS FROM A 2m SETBACK, PLEASE NOTE THAT THE SPLAYS MUST BE OVER LAND WITHIN APPLICANTS CONTROL OR HIGHWAY LAND AND MUST BE FREE OF OBSTRUCTIONS OVER 1.05m IN HEIGHT.
ROAD WIDTH TO BE MINIMUM OF 4m.

Signed: N.S. Trotter **Print name:** N TROTTER

5-4-00

CHRISTOPHER E. TIBBS Ch.Eng. FIEE

CHADMORE DENE - GIPSY LANE
WOKINGHAM - BERKS RG40 2HP
ENGLAND.

Telephone 0118 9780553

BP

34894

Mrs Basia Polnik,
Senior Planning Officer,
Planning Department,
Wokingham District Council,
Shute End,
Wokingham,
Berkshire,
RG40 1BN.

29th September, 2000.

Re:- Planning Application F/2000/0909

Site Address: Chadmore House, Gipsy Lane, Wokingham.

Proposal: Proposed erection of three detached dwellings and demolition of existing dwelling.

Revised/additional plans show: Erection of wall and fence adjoining Chadmore Dene. Drawing no PD01C.

Dear Mrs Polnik,

I have no comments or objection to the above proposal.

Yours Sincerely,

Christopher Tibbs.

Christopher Tibbs.

Recd 2.45pm 12.4.00

CHRISTOPHER E. TIBBS Ch.Eng. F IEE

CHADMORE DENE - GIPSY LANE
WOKINGHAM - BERKS RG40 2HP
ENGLAND.

Telephone 0118 9780553.

PLANNING SERVICES 28308
POL | DS
CC | AP
APP
CS
13 APR 2000
COPIES TO: | ACK:
FILE:

Mrs Basia Polnik,
Senior Planning Officer,
Planning Department,
Wokingham District Council,
Shute End,
Wokingham,
Berkshire,
RG40 1WL.

12th April 2000.

Your Ref F/2000/0909

Chadmore House, Gipsy Lane, Wokingham RG40 2HP.
Formal Objections To 4 Features Of This Redevelopment.

Dear Mrs Polnik,

I formally object to the following four features of this redevelopment.

1. I Urge That The Drain Run From Chadmore House Should Be Connected Directly To The Sewer In Gipsy Lane.

The drains from Kahala, Inchcome, Traveller's Peace and Chadmore House **ARE NOT** connected into the drains in Gipsy Lane. They pass just inside my Chadmore Dene boundary wall with the lane, into the sewer in Southland's Road. This drain run is more than 70 years old. A major blockage occurred last year and it proved impossible to trace the path of this drain where it passes under the many trees to the west of my entrance. There seems to be an untraceable buried manhole. I am fearful of a major overflow **up into my bungalow** if any more houses are added up stream to this drain run.

I urge that Cala should connect their drain run from Chadmore House directly into the sewer in Gipsy Lane. This can easily be done from the drain run manhole at Chadmore House Entrance. Connection of house 3 to the existing Chadmore House drain run can only be made by specially raising house 3. I am fearful that this is exactly what Cala will do (see objection 3 below).

2. The Conifer Hedge Is Not Shown Where It Actually Is. Correcting This Involves Moving House 3 One Metre.

The boundary adjacent to house 3 is shown correctly, but the adjacent conifer hedge is not drawn where it actually is. It is shown 1 metre too far east - and at the north, it is 1 metre too far north. Measurement at any boundary marker in the hedge proves the trunks of the hedge trees are 1 ft. (0.3 m) on my side of the boundary. In March the foliage on my side extended 0.75 m from the trunk centers - but on Cala's side it extended 1.30 m. The difference is due to no recent trimming on Cala's side. If the hedge is simply cut back, the cut back area would remain dead wood.

When the hedge is drawn where it actually is; Cala's house 3 is only 1 m. from the hedge and not 2m. as they show. To allow for future growth the 2m. clearance Cala show is essential.

It seems impossible that Cala measured the boundary markers accurately - but not the hedge in which they are situated. I believe this is a ploy for 'discovering' later that house 3 cannot be build in the position shown - and should be turned towards the hedge. I will be extremely unhappy until I see their drawings showing the hedge where it actually is - and house 3 with the east and north clearances to the hedge as Cala now show.

Plan C indicates the correction to the position of house 3 this entails. Plan D shows how Cala's layout fits in with our own long term redevelopment application No. O/2000/1000.

3. **To Minimize Our Loss Of Privacy And Loss Of Light The Height Of House 3 Needs To Be Stipulated.**

Chadmore Dene is a luxury retirement bungalow. Its main attraction is the seven metre square living room at its west end. This room's main feature is a 5 metres wide floor to ceiling south facing window (see Plan 'C').

Even with the site of Cala's house 3 corrected as 2 above, we will be unable to sit in most of this room without being overlooked by the master bedroom of house 3. This destroys our bungalow's intended function - as a place where a couple can enjoy their retirement in privacy.

House 3 is three stories high. In the winter it will rob this room of its afternoon sun. To minimize this and our loss of privacy; the ground floor level of house 3 should be stipulated. I am fearful that Cala will unnecessarily raise its level to cut drainage costs (see objection 1).

I propose house 3's ground floor should not be more than 0.3 metre above the level at the boundary with Chadmore Dene adjacent to the centre of house 3's east side. At the centre of house 3's west side I estimate this may make its ground floor level very slightly below the existing ground level at this point. At this level drainage into the Gipsy Lane sewer can easily be made at the Chadmore House entrance.

4. **As Its Layout Is At Present The Chadmore House Entrance Is**

Too Dangerous To Be Used By Any More Houses.

4 .1 Vehicles entering the drive from Gipsy Lane are concealed at two points from cars leaving Travellers Peace and at one point from those leaving Chadmore House. These blind spots are marked with brown crosses on Plan 'C'. It is it is only a matter of time before there is a head on collision at one of these blind spots.

4 . 2 Chadmore House entrance joins Gipsy Lane at an angle of 20 degrees. Southfield School sets up most of the traffic in the vicinity; but many drivers leaving Chadmore House cannot see vehicles leaving the school's entrance on the other side of the lane, only 28 metres away. It is concealed by the near side back roof support of many cars, that produces a blind spot at this narrow angle.

4 . 3 Vegetation growing into the lane to the west of the entrance, stops cars leaving Chadmore House seeing those approaching from this 'one car wide' part of the lane. At peak hours the lane is used as a rat run by a stream of cars avoiding the delays caused by the on-street parking in Langhborough Road.

Chadmore House entrance drops steeply down by 1.5 metres to the lane's sunken carriage way. This steepness, combined with the above bad visibility, makes the entrance dangerous to cars leaving in wet or slippery weather.

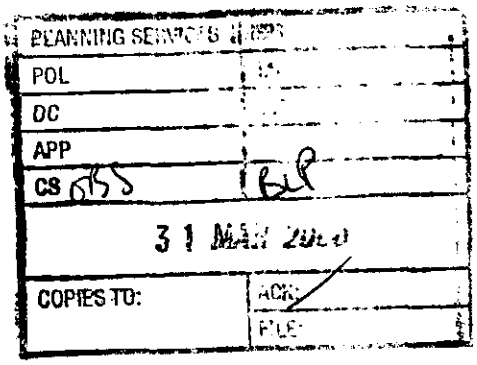
4 . 4 The turn just inside the drive entrance is so tight that some vehicles are unable to make it without driving over my boundary marker. It is lying crushed into the ground. Its position is indicated in Plan 'C' with a blue cross.

As its layout is at present the Chadmore House entrance is too dangerous to be used by any more houses.

If anything is not clear please let me know.

Yours sincerely,

Christopher Tibbs.



G R Womersley
Travellers Peace
Gipsy Lane
Wokingham RG40 2HP

Wokingham District Council
Environmental Services Department
Planning Services
PO Box 157
Wokingham
Berkshire RG40 1WR
Attention: Mrs B Polnik, Planning Officer

27th March 2000

Dear Sirs,

Re; Planning Application Number F/2000/0909

I am writing in response to your letter of 21st March 2000, concerning planning application F/2000/0909, which relates to the proposed erection of three detached dwellings and the demolition of Chadmore House, Gipsy Lane, Wokingham. I wish to formally object to this planning application on the grounds of road safety as detailed below.

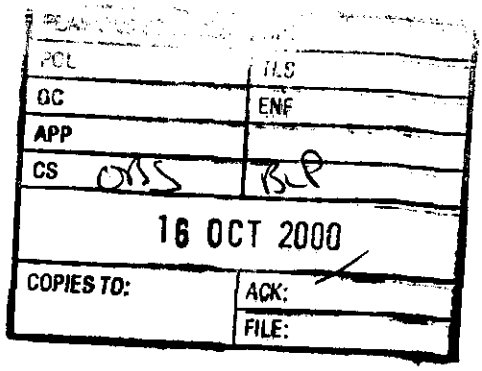
The common driveway providing access to Chadmore House and Travellers Peace is narrow, has two blind spots and is clearly not designed for any significant volume of traffic. The blind spots in the driveway are where my driveway joins that from Chadmore House, specifically when I am leaving my property and at the bend adjacent to the exit with Gypsy Lane. In addition the angle at which the common driveway joins Gypsy Lane is such that the visibility to the left of the junction is reduced.

If the application were to be approved four properties, typically with two cars per property, would then be using the driveway. This results in an increased likelihood of a traffic accident occurring both in the driveway and at the point where the driveway joins Gipsy Lane.

Yours faithfully,

G Womersley

1 Erica Drive
Wokingham
Berkshire
RG40 2DU



12 October 2000

Mrs B Polnik
Senior Planning Officer
Wokingham District Council
P O Box 157
Shute End
Wokingham
RG40 1WR

Dear Mrs Polnik

2000/0909, Chadmore House, Gipsy Lane, Wokingham

With regards to the revised plans for the planning application 2000/0909 I would like my following concerns to be taken into consideration.

1. I feel that a 1.75m wall is going to be completely out of keeping with the existing soft landscaping. If a wall is necessary an extension of the 1m wall would be less intrusive.

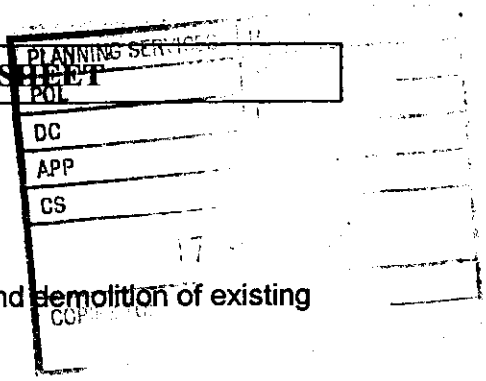
2. The drive measures 3.5m which is too narrow for two cars. I have lived here for seven years and witnessed many near misses between cars leaving and arriving at Chadmore House and Travellers Peace. With twice as many houses using the same narrow drive this situation can only get worse and extremely dangerous.

3. The new houses have very limited visitor parking which inevitably would lead to street parking on Gipsy Lane. Any parking along that stretch of Gipsy Lane would make it dangerous for children at Southlands School. There are times of day that Gipsy Lane is extremely busy with school traffic and parking on Gipsy Lane would cause considerable disruption.

Yours sincerely

Harriet Macrae

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET



Case officer: Mrs B Polnik

Application Number: F/2000/0909

Proposal: Proposed erection of three detached dwellings and demolition of existing dwelling.

Site Address: Chadmore House, Gypsy Lane, Wokingham

Applicant: Cala Homes South Ltd

Your observations are required in respect of this application by **14/04/2000**

Objections:

Access very narrow, restricted vision onto Gypsy Lane. Any removal of existing evergreen hedges would detract from the rural appearance of Gypsy Lane. Travellers Peace access is single track and will conflict with new development access.

SIGNED: _____ **DATE:** 13/04/00

CLERK TO Wokingham Town Council

Received by Wokingham District Council

Application No: F/2000/0909

Proposal:
Proposed erection of three detached dwellings and demolition of existing dwelling.

Location:
Chadmore House, Gipsy Lane, , 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. 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 letter for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Mrs B Polnik P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 14/04/2000. 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

WOKINGHAM D.C. DEVELOPMENT CONTROL

(*) REPLY TO PRE-APP IS ATTACHED (#)

Start date: 07 MAR 2000	Map No. [illegible] Site 0.40
Officer: BP / Application No. F/2000/0909	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED ERECTION OF THREE DETACHED DWELLINGS AND DEMOLITION OF EXISTING DWELLING

Location: CHADMORE HOUSE GYPSY LANE

Parish: WOKINGHAM Ward: Wescott
21.3.2000

Applicant: CALA HOMES SOUTH LTD

Fee Received 570-00 (2) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate	~~Agric holding cert. deleted~~		
5	Elevation plans			
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 : 21.3.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: ✓
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: ..... ✓
Highways	XA: .....

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

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

OTHERS:

Note: There should be a pre-app for this (no 836) but it is no longer in filing system & I can't find it elsewhere. I've attached a copy of our reply — pls let me know if you want me to investigate further.

Jan

NEIGHBOURS:

S/N + Chadmore Dene, Gipsy Lane
Travellers Peace, " " ✓
1 & 3 Erica Drive
1 & 2 Southfields School, Gipsy Lane

07 MAR 2000* 0909

CALA
HOMES

CL/lr/184

6th March 2000

CALA Homes (South) Ltd
Burgan House The Causeway
Staines Middlesex TW18 3PR
Telephone 01784 460033
Facsimile 01784 450508
www.cala.co.uk

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

Ref: Chadmore House – Gypsy Lane – Wokingham

Dear Sir/Madam

Please find enclosed our full planning application for the demolition of Chadmore House and the erection of 3 No new five bedroom family homes.

I trust that all the details are correct and that the proposal is acceptable to be recommended for approval by the planning committee.

However please contact me, should you have any concerns or queries.

Yours sincerely

Christopher Law.

Christopher Law RIBA
CHIEF ARCHITECT
For and on behalf of CALA Homes (South) Limited

Encs 6 x drawings PD01, PD05, PD07, PD09
6 x Application forms and certificate
Cheque for £570.00

The Town and Country Planning General Development Procedure) 1995

Certificates Under Article 7

(Please complete both Part 1 and Part 2)

Part 1
Certificate B (see note (a))

07.MAR2000* 0909

I certify that:

I have/The applicant has/The appellant has* given the requisite notice to everyone else who, on the day 21 days before the date of the accompanying application/appeal*, was the owner (see note (b)) of any part of the land to which the application/appeal* relates, as listed below.

Owner's(b) name	Address at which notice was served	Date on which notice was served
MRS. ANDERSON	CHAOMORE HOUSE GIPSEY LANE WOKINGHAM.	7.3.00.

Part 2
Agricultural Holdings Certificate (see note (c))

STET

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

or

• I have/The applicant has/The appellant has given the requisite notice to every person other than my/him/her* self who, on the day 21 days before the date of the application/appeal*, was a tenant of an agricultural holding on all or part of the land to which the application/appeal* relates, as follows:-

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

Signed: Christopher Law RIBA

* On behalf of: CALA HOMES SOUTH LTD.

Date: 3.3.00

* delete where inappropriate

(a) This Certificate is for use with applications and appeals for planning permission (articles 7 and 9(1) of the Order). One of Certificates A, B, C or D (or the appropriate certificate in the case of certain minerals applications) must be completed, together with the Agricultural Holdings Certificate. Complete Certificate B if land in other ownership is involved and you know who the owners are. If you do not know the identity of an owners(s) please complete Certificate C or D.

(b) "owner" means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than 7 years, or, in the case of development consisting of the winning and working of minerals, a person entitled to an interest in a mineral in the land (other than oil, gas, coal, gold or silver).

(c) Whichever is appropriate of the alternatives must be completed. If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

The Town and Country Planning (General Development Procedure) Order 1995

Certificates Under Article 7

(Please complete both Part 1 and Part 2)

Part 1

Certificate A (see note (a))

I certify that:

on the day 21 days before the date of the accompanying application/appeal* nobody, except the applicant/appellant*, was the owner (see note (b)) of any part of the land to which the application/appeal* relates.

Part 2

Agricultural Holdings Certificate (see note (c))

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

or

• I have/The applicant has/The appellant has given the requisite notice to every person other than my/him/her* self who, on the day 21 days before the date of the application/appeal*, was a tenant of an agricultural holding on all or part of the land to which the application/appeal* relates, as follows:

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

Signed: Christopher Law RIBA

* On behalf of: Chief Architect for CALA HOMES SOUTH LTD

Date: 3.3.00

* delete where inappropriate

(a) This Certificate is for use with applications and appeals for planning permission (articles 7 and 9(1) of the Order). One of Certificates A, B, C or D (or the appropriate certificate in the case of certain minerals applications) must be completed, together with the Agricultural Holdings Certificate. Complete Certificate A if the applicant is the sole owner of the land. If land in other ownership is involved please complete Certificate B overleaf.

(b) "owner" means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than 7 years, or, in the case of development consisting of the winning and working of minerals, a person entitled to an interest in a mineral in the land (other than oil, gas, coal, gold or silver).

(c) Whichever is appropriate of the alternatives must be completed. If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

1)

ADDRESS CHADMORE DENE, GIPSY LANE (House) PARISH NORMANSHAM

PLOT No. ORD. SHEET No.

BUILDER

Plan No.		Applicant	Description of Development	Date of Decision	Decision
O/31/61					
B/39/61	5/6/5 11/8/61	Tibbs	Erect 1 det house and garage on site of	31/8/61	C/A
B/44/61	25/9/61	Frank Barnett	Erect 2 det houses and garages on land adj	28/9/61	C/A
B/54/61	27/11/61	Frank Barnett	Erect 1 det house and double garage, supersedes B/44/61	30/11/61	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

2)

ADDRESS PARISH

PLOT No. ORD. SHEET No.

BUILDER

Plan No.		Applicant	Description of Development	Date of Decision	Decision
O/14/61	25/2/61	Watt	Erect 2 det houses or bungalows	13/4/61	Ref
O/34/61	3/9/61	Tibbs	Demo exist house, divide site into 3 plots and erect 3 separate houses	29/6/61	C/A
R/125/64	3/12/64	Tibbs	Erect new garden walls & concrete fence & tool shed	31/12/64	App

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

1769A

PLANNING APPLICATION PART I

07. MAR 2000*

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

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

If you are a new applicant, notes to help you fill in the form are attached.

If you still have any questions about the form, please call Ian Jordan on 01734 778763.

For office use only
Application No.

1.	YOUR NAME	CALA HOMES SOUTH LTD.
	ADDRESS	BURGAN HOUSE, THE CAUSEWAY.
		STAINES, MIDDLESEX
	POST CODE	TW18 3PR Tel. No. 01784 460033
2. If you have an agent and want all correspondence to be sent to them.	AGENT'S NAME	
	ADDRESS	
	POST CODE	Tel. No.
3. On the plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE.	SITE LOCATION	CHADMORE HOUSE GIPSEY LANE, WOKINGHAM.
4. Give the area of the application site in hectares, if appropriate, or part of a hectare	SITE AREA	0.404 H.
5. *Give brief details of the proposal.*	ABOUT THE APPLICATION	DEMOLITION OF CHADMORE HOUSE & ERECTION OF 3NO. FIVE BEDROOM DETACHED HOMES.
6. What is your interest in the application site, e.g. owner, prospective purchaser, a tenant with a lease.	OWNERSHIP	PROSPECTIVE PURCHASER.

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

PLANS/DRAWINGS As enclosed letter PD1, PD5, PD7, PD9

1250 1:~~25000~~ Location Plan	✓	1:100 Floor Plan	✓
1:500 Block Plan		Other	
1:100 Elevations	✓	1:200 SITE PLAN.	✓

8. Does the application involve any of the following

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

CHANGE OF USE		ALTERATION or EXTENSION	
CONSTRUCTION OF NEW BUILDING	✓	DEMOLITION	
OTHER			

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

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

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

EXTERNAL APPEARANCE		SITING	
MEANS OF ACCESS		DESIGN	
		LANDSCAPING	

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDINGS ON THE APPLICATION SITE, e.g. residential, industrial, etc. If the site is vacant say so, and if possible give last known use.

RESIDENTIAL.

12. ARE THERE ANY TREES ON THE SITE?
If YES, please show their positions, spread, and species of the trees on the plans. Indicate any which are to be felled.

YES / ~~NO~~

13. PLEASE LIST THE EXTERNAL MATERIALS TO BE USED.

ROOF = PLAIN TILES.
WALLS = STOCK BRICKS, TILE HANGING HALF TIMBERS.
WINDOWS = UPVC.

14. WILL SURFACE WATER BE DRAINED INTO THE EXISTING DRAINAGE SYSTEM?
If NO, please give details of any new system to be constructed.

YES / ~~NO~~

15. WILL FOUL SEWAGE BE DISPOSED OF INTO THE EXISTING SEWAGE SYSTEM?
If NO, please give details of any new system to be constructed.

YES / ~~NO~~

16. WILL PEDESTRIANS/VEHICLES ACCESS THE SITE?
Please show details of the existing access and any proposed changes on the plans.

YES / ~~NO~~ AS EXISTING.

17. WILL THE CAR PARKING PROVISION AT THIS SITE BE CHANGED?
If YES, please show details of any changes on the plans.

YES / ~~NO~~

18. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE?
If YES, please show the route and any proposed alternative on the plans.

~~YES~~ / NO

19. DOES THE PROPOSAL INVOLVE NEW RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS? If YES, please complete the following table.

YES / ~~NO~~

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

20. HAS PROVISION BEEN MADE FOR THE DISABLED?
If YES, please show on the submitted plans what is to be provided.

YES / ~~NO~~

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL DEVELOPMENT?
If YES, please complete PART 2 of the form.

~~YES~~ / NO

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS (INCLUDING SCRAP YARDS)?
If YES, complete PART 3 of the form and submit whole application to Berkshire County Council.

~~YES~~ / NO

23. THE FEE ENCLOSED IS £ 570—00
The current scale of fees is attached. If you believe a reduced fee or no fee is payable please say why below.

SIGNED Christopher Law RIBA ON BEHALF OF CALA HOMES SOUTH LTD. DATE 3.3.00.

Before submitting this application check that you have answered all the relevant questions and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee.