APPLICATION NO:

F/2000/2817

LOCATION:

Old Pollard Lodge Road, Whistley Green Reading.

APPLICANT:

Miss Lewis & Mr Jones C/O Heighway Associates

PROPOSAL:

Proposed demolition of existing dwelling and erection of replacement dwelling.

EARLIEST DATE FOR DECISION: **16/12/2000**

APPLICATION WILL HAVE EXPIRED ON:
08/01/2001

CASE OFFICER: MARTIN DURKAN ~~**Mrs B Polnik**~~







(BP)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Miss Lewis & Mr Jones
C/O Heighway Associates
74 Queen Street
Maidenhead
Berkshire
SL6 1NY

Application Number: F/2000/2817

Parish: **HURST**

Location: **Old Pollard, Lodge Road, Whistley Green, Reading.**

Proposal: **Proposed demolition of existing dwelling and erection of replacement dwelling.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Refuse Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council, the reason for which is specified hereunder.

Reason

1. The proposed development, by reason of the loss of the existing house, which contributes to the character of the local area and its replacement with a building which due to its scale, height, mass and bulk would represent an unacceptable increase in the scale of development on the site, would be detrimental to the character and appearance of the area. As such the proposal would be contrary to policy LD3 of the Berkshire Structure Plan, to policies LTV1, LBE1 and LBE2 of the Loddon Area Local Plan and to policies WOS2, WOS3 and WBE1 of the Wokingham District Local Plan Deposit Draft (as amended).

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 LD3.
Loddon Area Local Plan Policies LTV1, LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3 and WBE1.

John Mitchell
Development Control Manager
Date: 01/02/2001

Notice checked by: _____

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

Applicationo	Name & Address
F/2000/2817	S Lacey Alma cottage Lodge Road Whistley Green Reading RG10 0EH
F/2000/2817	Mr J Phillips Yeomans Lodge Road Whistley Green RG10 0EH

App refused letter
Sent 14.02.01

WORK SHEET FOR : Mrs B Polnik

Application Number : F/2000/2817

Applicant : Miss Lewis & Mr Jones C/O Heighway Associates.

Location : Old Pollard, Lodge Road, Whistley Green, Reading.

Proposal : Proposed demolition of existing dwelling and erection of replacement dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		25/01/01

Date of Neighbour Notifications : .....

Date of Site Visit : 25/01/01

Date Registered : 13/11/2000

Earliest Date for Decision : 16/12/2000

Latest Consultation Date/Site Notice Expiry Date : 16/12/2000

This application will have expired on: 08/01/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

1. ST. NICHOLAS HURST P.C. - OBJECTS : SIZE AND MASSING.
2. HURST VILLAGE SOCIETY - OBJECTS : SIZE, MASSING, DESIGN.
3. BOTH ADJ. OCCUPIERS OBJECT - LOCATION, SIZE, HEIGHT, OVERSHADOWING, LOSS OF LIGHT, VISUAL AMENITY.
4. URBAN DESIGN OFFICER - AN OLD BUILDING, WHICH CONTRIBUTES TO CHARACTER OF AREA. EXTENSION WOULD BE PREFERABLE TO DEMOLITION. SOME DISCREPANCIES ON PLANS.
5. LANDSCAPE OFFICER - NO OBJECTIONS. HEDGE TO BE RETAINED.
6. ENV. HEALTH - LANDFILL GAS IMPACT ASSESSMENT REQ'D.
7. HIGHWAYS - NO OBJECTIONS SUBJECT TO 3 PARKING SPACES.
8. ARCHAEOLOGIST - WATCHING BRIEF REQ'D.
9. ENV. AGENCY - NO OBJECTIONS SUBJECT TO CONDITION

Planning Issues : SITE DESIGNATION : WITHIN AN IDENTIFIED SETTLEMENT

(L.A.L.P. - LTV1, LBE1, LBE2)

(W.D.L.P.D.D. - WOS2, WOS3, WBE1)

1. IMPACT OF DEMOLITION ON CHARACTER OF AREA.
2. IMPACT OF BUILDING ON CHARACTER OF AREA.
3. IMPACT OF BUILDING ON ADJOINING OCCUPIERS.

RECENT HISTORY : APPEAL AGAINST REFUSAL OF TWO-STOREY EXTENSION DISMISSED - EXTENSION WOULD NOT HARM CHARACTER BUT WOULD RESULT IN LOSS OF MATURE LANDSCAPING ON REAR BOUNDARY.

Application Number: F/2000/2817

Appraisal:

Effect of the demolition of the existing house on the character of the area:
The house is one of the oldest dwellings in the area (at least 100 years old) and it is characterised by its location close to Broadwater Lane, in contrast to the adjacent dwellings which are located closer to Lodge Lane. It was built before Blackwater Lane was constructed and its location vis-a-vis the adjacent dwellings therefore reflects the historical development of the area.

The nearby properties are all of individual design, with no dominant style or materials. The application site and nearby properties lie outside the adjacent Area of Traditional Character identified in the Loddon Area Local Plan. However, in dismissing a recent appeal for a two-storey extension to the house, the inspector noted the local historical importance of the building and that its simple form and small scale contributed to the character of the area.

Although not on the statutory or local list of buildings of architectural or historical importance, the house does, nevertheless, make a positive contribution towards the character of the local area and its demolition should be resisted on the grounds that it would harm that local character.

Impact of the proposed building on the character and appearance of the area:
The proposed building would represent a significant increase in the size of the existing building in terms of footprint, floor area, height and overall mass.

	Footprint	Height	Floor Area
Existing House:	44 sq.m (66 sq.m.incl.garage)	5.4m	71 sq.m (93 sq.m incl.garage)
Proposed House:	99 sq.m.	7.9m	198 sq.m.

The footprint of the proposed house would not be dissimilar from those of the adjacent properties. However, the application site is significantly smaller than those of its neighbours and the relationship between the footprint of the house and the site would therefore be disproportionate compared to those of the surrounding properties. This adverse relationship would be exacerbated by the amount of the site which would be occupied by car parking and turning area. Taken together with the house, it would result in a significant reduction in the garden area and overall would represent overdevelopment of the site.

Impact of the proposed building on the amenity of the adjoining occupiers:
The adjoining property to the north of the site is a two-storey dwelling (Alma Cottage). It would be situated at least 13m away from the proposed building and would not suffer any loss of daylight, outlook or privacy.

The adjoining property to the south of the site is a single storey bungalow (Yeomans). It would be situated some 4m away from the proposed building at its closest point. Yeomans has a toilet, bathroom and bedroom window on its north elevation facing the site of the proposed

dwelling. The bedroom window of Yeomans would face the ground floor living room window in the south elevation of the rear section of the proposed dwelling, approximately 9m away. There is a 5ft.-6ft. boundary fence between the two properties. Given that the living room window in the proposed dwelling would be a maximum of 2.3m above ground level, it is not considered that there would be any loss of privacy for the occupiers of Yeomans. Their bedroom would also still receive adequate daylight. They would, however, experience some loss of outlook, given that at present the bedroom window faces open land. Nevertheless, it is not considered that this would be significant enough to cite as a reason for refusal of planning permission.

The recommendation is therefore that planning permission should be refused on grounds of the effect of the development on the character and appearance of the area.

Recommendation: **Approval....** **Refusal.**✓

Tel: 0118 974 6450

Date:

My ref: F/2000/2817

CONFIDENTIAL

Councillor A Drake
Walden Acres
Wokingham Road
Hurst
RG10 0RU

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

Dear Councillor

Application Number: F/2000/2817
Old Pollard, Lodge Road, Whistley Green, Reading.
Proposed demolition of existing dwelling and erection of replacement dwelling.

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

Martin Durkan 46

If you have any questions please do not hesitate to contact ~~Mrs B Polnik~~ on 0118 974 64~~5~~0. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 12TH FEB. 2001

Yours faithfully

John Mitchell
Development Control Manager

PLANNING SERVICES | RPT
POL | T.L.S
DC | LNF
APP |
CS |
06 FEB 2001
ACK:
FILE:

LISTING FORM
Case officer: **Mrs B Polnik** Application Number: **F/2000/2817**
Old Pollard, Lodge Road, Whistley Green, Reading.
Proposed demolition of existing dwelling and erection of replacement dwelling

Transfer: Yes ☐ No ☑
Reason for Transfer:

Signed: A Drake Date: 2-2.01

Councillor A Drake

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

Application Number F/2000/2817
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1			THE PROPOSED DEVELOPMENT, BY
			REASON OF THE LOSS OF THE
			EXISTING HOUSE, WHICH CONTRIBUTES
			TO THE CHARACTER OF THE LOCAL
			AREA AND ITS REPLACEMENT
			WITH A BUILDING WHICH, DUE TO
			ITS SCALE, HEIGHT, MASS AND
			BULK WOULD REPRESENT AN
			UNACCEPTABLE INCREASE IN THE
			SCALE OF DEVELOPMENT ON THE
			SITE, WOULD BE DETRIMENTAL TO
			THE CHARACTER AND APPEARANCE
			OF THE AREA. AS SUCH, THE
			PROPOSAL WOULD BE CONTRARY TO
			POLICY LD3 OF THE BERKSHIRE
			STRUCTURE PLAN, POLICIES LTV1,
			LBE1 AND LBE2 OF THE LODDEN
			AREA LOCAL PLAN AND POLICIES
			WOS2, WOS3 AND WBE1 OF THE
			WOKINGHAM DISTRICT LOCAL
			PLAN DEPOSIT DRAFT (AS AMENDED)
			N16
			BSP - LD3
			LALP - LTV1, LBE1 AND LBE2
			WDLPDD - WOS2, WOS3 AND WBE1

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES:
SOUTH-EAST AREA LOCAL PLAN POLICIES:
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES:
MINERALS LOCAL PLAN POLICIES:

John Murray
1/2/07

RECORD OF SITE VISIT

MARTIN DURKAN

SITE ADDRESS: Old Pollard Lodge Road Whistley Green Reading.

APPLICATION NUMBER: F/2000/2817

OFFICER: ~~Mrs B Polnik~~

DATE OF SITE VISIT: 25/01/01

1 SITE/STATUTORY NOTICE DISPLAYED ? YES

2. DESCRIPTION OF SURROUNDINGS
MAINLY DETACHED DWELLINGS TO THE NORTH AND SOUTH. HEAVILY TRAFFICKED ROADS TO FRONT AND REAR OF SITE WITH COUNTRYSIDE TO THE WEST AND EAST.

3. DESCRIPTION OF SITE/BUILDING
DETACHED TWO-STOREY DWELLING LOCATED AT THE REAR OF THE SITE. GARAGE AND GARDEN SHED LOCATED TOWARDS FRONT OF SITE.

4. RELATIONSHIP TO ADJOINING PROPERTIES
ALMA COTTAGE NOT AFFECTED. SOME LOSS OF OUTLOOK FOR YEOMANS BUT NOT SIGNIFICANT.

5. SITE CONSTRAINTS

TREES ON REAR BOUNDARY

ACCESS/PARKING GARAGE ON SITE. ACCESS CURRENTLY FENCED OFF.

LEVELS EVEN LAND SURFACE.

BOUNDARY TREATMENT TIMBER FENCING

OTHERS

Tel: 0118 974 6450

Date:

My ref: F/2000/2817

CONFIDENTIAL

Councillor A Drake
Walden Acres
Wokingham Road
Hurst
RG10 0RU

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

Dear Councillor

Application Number: F/2000/2817
Old Pollard, Lodge Road, Whistley Green, Reading.
Proposed demolition of existing dwelling and erection of replacement 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~~ Martin Durkan on 0118 974 64~~5~~46. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 12TH FEB. 2001

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Mrs B Polnik** Application Number: **F/2000/2817**
Old Pollard, Lodge Road, Whistley Green, Reading.
Proposed demolition of existing dwelling and erection of replacement dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor A Drake

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

PLANNING SERVICES | HPT
POL | TLS
DC | ENF
APP | The Planning Inspectorate Room 1404 Tollgate House Houlton Street Bristol BS2 9DJ ☎ 0117 987 8927
CS
12 JAN 2001
COPIES TO: | ACK:
FILE:
Date 10 JAN 2001

Appeal Decision

Site visit made on 04 December 2000

by Sue Turner RIBA MRTPI IHBC

an Inspector appointed by the Secretary of State for the Environment, Transport and the Regions

Appeal Ref: APP/X0360/A/00/1049841
The Old Pollard, Lodge Road, Whistley Green, Hurst.

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Ms H Lewis & Mr I Jones against the decision of Wokingham District Council.
- The application (ref: F/2000/0521), dated 1 February 2000, was refused by notice dated 28 March 2000.
- The development proposed is a 2 storey rear extension.

Summary of Decision: The appeal is dismissed.

Main Issues

1. I consider that the main issue in this case is the effect of the proposed development on the character and appearance of the surrounding area.

Planning Policy

2. The development plan for the area includes the Loddon Area Local Plan, which was adopted in 1995. Policies LBE1 and LBE2 are relevant to this case. Policy LBE1 seeks to ensure that new development is of a high standard of design appropriate to the character of the area in which it is situated. It includes the criteria that it should make a positive contribution to its setting and the character of the area and retain important natural, man made or landscape features of the site compatible with good design. Policy LBE2 states that development will not normally be permitted if it is inappropriate in terms of its relationship with adjoining sites and buildings or if it would adversely affect the character of the area.

3. My attention has also been drawn to emerging Policies WOS3 and WBE1 of the Wokingham District Local Plan, Deposit Draft, 1999. These policies have similar objectives to those of the relevant adopted policies, but set out more detailed considerations against which proposals for development will be assessed. As the Deposit Draft is currently the subject of a Public Local Inquiry and is at an advanced stage in the development plan process I will attach considerable weight to these policies.

Reasons

4. The appeal site lies towards the north of the small, linear settlement of Whistley Green. It is one of a number of properties situated between Lodge Road, a quiet, rural lane to the west and the busier A321, Broadwater Lane to the east. The area is mixed in character and contains a variety of building styles. Most of the houses have access from Lodge Road and are positioned centrally in their sites or close to Lodge Road, with gardens to the east.

However the appeal property, whilst accessed from Lodge Road, has a long front garden and the house itself is situated close to the eastern boundary. This boundary is defined by a mixed hedge, containing young trees and two large conifers, which provides an attractive and established natural screen from Broadwater Lane. A drainage ditch runs parallel to the house in the narrow gap between the rear boundary and the back of the house.

5. Old Pollard is one of the older properties in Whistley Green. It is a modest but attractive two-storey house and is rectangular in shape with a simple pitched roof. A single storey lean-to extension runs along the east and part of the south elevations. The proposal includes the removal of this structure and the construction of a two-storey extension to the east.

6. I note that the existing house is of some local historic importance and that its simple form and small scale contribute to the character of the area. However further subsidiary extensions would, in my view, introduce a complexity of design which would harm the balance and simplicity of the original house. Although it would substantially enlarge the house, the simple rectangular form of the proposed extension would reflect the character of the original building and would leave its more important, front elevation largely unaltered.

7. The design of the proposed extension would not, in my view, be inappropriate in this area of mixed character, where many of the surrounding properties have large extensions. However the plans indicate that the proposed extension would project further east than the existing extension and would cross the existing drainage ditch. It is clear that this ditch would need to be excavated and that this would undermine its eastern bank, on which much of the mature landscaping which forms the site boundary is planted. I am not satisfied that the retention of this attractive natural feature could be ensured by condition and I consider that its loss would have a significant detrimental impact on the character and appearance of the area.

Conclusions

8. Although the design of the proposal would not be unsympathetic to the character of the existing building or other buildings in the area, I consider that this is outweighed by the harm to the character of the surrounding area which would be caused by the loss of important landscape features. The proposal would therefore be inconsistent with Local Plan Policy LBE1 and LBE2 and emerging Policies WOS3 and WBE1. I have considered all other matters but have found none which outweigh my conclusion on the main issue.

Formal Decision

9. In exercise of the powers transferred to me, I dismiss the appeal.

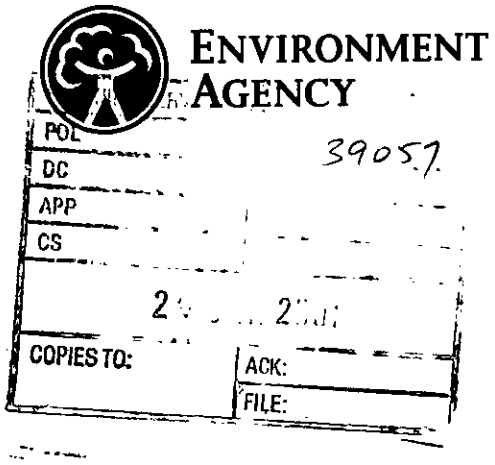
Information

10. Particulars of the right of appeal against this decision to the High Court are enclosed for those concerned.

INSPECTOR

Our ref: SP\2000\002752\001
Your ref: F/2000/2817

Date: 19th January 2001



District Planning Officer
Wokingham District Council
Council Offices, Shute End,
PO Box 157
Wokingham
Berkshire
RG11 1BN

For the attention of: Mrs B Polnik

Dear Sir/Madam

DEMOL EXISTING & ERECTION REPLACEMENT DWELLING
OLD POLLARD, LODGE RD, WHISTLEY GREEN, READING

Thank you for your letter dated 22 November 2000 which was received on 24 November 2000. You are asked to quote the following reference in any correspondence: SU77SE/25/15. The Environment Agency has the following comments:

The Environment Agency has no objection, in principle, to the proposed development provided the following conditions are imposed on any planning permission granted:

PLANNING CONDITIONS

CONDITION: No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3 metres in depth below existing ground level.
REASON: To prevent pollution of groundwater.

PLANNING INFORMATIVES

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

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions. *Contact Ian Doyle on 01276 45 4365 for further details.*

ADVICE TO PLANNING AUTHORITY

Waste Regulation: Contact Miranda Wycherley on 01276 454384

According to our records, there are two landfill sites within 250 metres of the site, as follows:

Grid Ref.	Distance from site	Landfill name
SU 788 734	30 m	Whistley Court
SU 791 745	90 m	Redlands Whistley Mill (4)

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 7SQ
Telephone : 01276 454300 Fax : 01276 454301

In view of the proximity of the proposed development to the above landfill sites, it is considered possible that landfill gas may present a risk to this proposal. The Agency would advise that either the following condition is imposed or that the applicant is advised to incorporate gas protection measures into the design of the building. Suitable techniques are outlined in the Building Research Establishment Report No. 212 "Construction of New Buildings on Gas Contaminated Land". This will ensure that the development is protected against the adverse effects of gas that may migrate into the building.

CONDITION: No development approved by this permission shall be commenced until a landfill gas risk assessment has been submitted to and approved in writing by the Local Planning Authority. Where a risk from migrating gas is identified, appropriate works to mitigate the effects of gas shall be incorporated in detailed plans to be approved by the Local Planning Authority.
REASON: To protect people on or close to the site from the risks associated with migrating landfill gas.

ADVICE TO APPLICANT

Environment Protection: Contact Neil Martin on 01276 45 4410

Surface water from hard surfaced areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

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

DECISION NOTICE

Would you please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent/applicant. If you have any further queries please do not hesitate to contact me on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

Sarah Paxman
Development Planning Officer

cc: Heighway Associates, 74 Queen Street, Maidenhead, SL6 1HY

Recd 2.00pm 12.12.00

Copy - original in system

ST. NICHOLAS HURST PARISH COUNCIL

Clerk: Mr. R. Wardle, D.M.A., F.C.I.S., M.I.Mgt.,
Glenrocques, 52 Altwood Road, Maidenhead, Berkshire, SL6 4PZ
Telephone/Fax: (01628) 628485

11th December, 2000

Development Control Manager,
Wokingham District Council,
Planning Services,
P.O. Box 157,
Shute End,
Wokingham, RG40 1WR

For the attention of Basia Polnik

Dear Mrs. Polnik,

Application No. F/2000/2817

I refer to the above-mentioned Application by Miss N. T. Lewis and Mr. I. Jones in respect of Old Pollard, Lodge Road, Whistley Green, Hurst; proposed demolition of existing dwelling and erection of replacement dwelling.

The proposed replacement dwelling is significantly larger than the existing property, 100m2 compared with 44m2, or if the garage to be demolished is included in the total, the existing footprint is 65m2. The proposed dwelling is significantly taller than the existing building by some 45% and would dwarf the adjoining properties.

In the circumstances, the Council object to the Application on grounds of size and massing.

Yours sincerely,

R Wardle

Clerk

Recd 2.00pm 13.12.00

ST. NICHOLAS HURST PARISH COUNCIL

Clerk: Mr. R. Wardle, D.M.A., F.C.I.S., M.I.Mgt.,
Glenrocques, 52 Altwood Road, Maidenhead, Berkshire, SL6 4PZ
Telephone/Fax: (01628) 628485

37773
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13 DEC 2000
COPIES TO:
ACK:
FILE:

11th December, 2000

Development Control Manager,
Wokingham District Council,
Planning Services,
P.O. Box 157,
Shute End,
Wokingham, RG40 1WR

For the attention of Basia Polnik

Dear Mrs. Polnik,

Application No. F/2000/2817

I refer to the above-mentioned Application by Miss N. T. Lewis and Mr. I. Jones in respect of Old Pollard, Lodge Road, Whistley Green, Hurst; proposed demolition of existing dwelling and erection of replacement dwelling.

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In the circumstances, the Council object to the Application on grounds of size and massing.

Yours sincerely,

Clerk

Recd 2.30PM 12.12.00

The Hurst Village Society

The Old Pound
Whistley Green
Near Twyford
Berks RG10 0ES

PLANNING SERVICES	DPT
POL	TLS 37695
DC BP	ENF
APP	
CS	
13 DEC 2000	
COPIES TO:	ACK:
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Mrs B Polnik,
Environmental Services Department
P O Box 157
Wokingham District Council
Shute End
Wokingham
Berks RG40 1WR

11th December 2000

Dear Mrs Polnik

Application No F/2000/2817
Old Pollard, Lodge Road, Hurst
Proposed demolition of existing dwelling and erection of replacement dwelling

This Society has examined this Application and wishes to comment as follows.

While we are delighted that the Applicant proposes to rebuild to a similar finish as the present house, we are concerned that the proposed building would be significantly larger. According to the drawings, the footprint would be well over double the present – some $100M^2$ as opposed to $44M^2$. When taken with the increase of 45% in ridge height, we believe that this would lead to unacceptable massing on this site.

We are also doubtful of the pointed design of the smaller dormer windows, believing them not to be appropriate to this area.

For these reasons we wish strongly to object to this Application.

Yours sincerely,

J E Lemon
for The Hurst Village Society

***Tel**: 0118 934 3889* ***e-mail:** john@lemons.force9.co.uk* ***Fax:** 0118 932 1373*

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS 6155	BCP
05 DEC 2000	
COPIES TO:	ACK:
	FILE:

YOUR REF:

Mrs B. POLLARD

F/2000

ALMA COTTAGE
LODGE ROAD
WHISTLEY GREEN
READING BERKS

2/12/00 RG10 0EH

Dear Madam,

OLD POLLARD, LODGE ROAD WHISTLEY GREEN

Thank you for the letter informing me of the proposed demolition and erection of replacement dwelling, as to date there has been no red planning notice posted at the site.

I have seen the plans and wish to make the following comments.

My property, Alma Cottage, the Northerly Neighbour, has a South Facing aspect. Six out of a total

of nine windows, including all the living rooms and three out of four bedrooms, face South.

The existing property, Old Pollard has a West facing aspect with all four main windows facing West. Thus at present neither property interferes with the other and this is why they were situated as they are. This is why any replacement dwelling should be erected on the site of the existing house and not moved forward.

The plan for the replacement dwelling shows a four bedroomed house with a ~~ro~~ roof ridge height of 7750m. (Heights shown on

side elevations differ to those shown on front and rear elevations)

- The existing dwelling is a two bedroom cottage and the proposed replacement is too high and too large for the plot and in regard to neighbouring properties which are approx. 5m high. Alma Cottage would be overshadowed by such a size, especially if moved forward from the existing building, taking light and visual amenity from windows and garden. Furthermore the proposed building area is subject to flooding and the ground level would have to be raised making the new building even higher.

I should be grateful if you would keep me informed of progress this application.

Yours faithfully

Stephen Lacey

STEPHEN LACEY

TEL:- 01189 34

PLANNING SERVICES	HPT	Mr John Phillips Yeomans Lodge Road Whistley Green Reading RG10 0EH
POL	LS	
DD	ENF	
APP		
08		2/12/00

05 DEC 2000

FILE:

YOUR REF:- MRS. B. POINIK

F/2000/2817.

SITE ADDRESS:- OLD POLLARD WHISTLEY GREEN, HURST

Dear Mrs Poinik, My property YEOMANS, WHISTLEY GREEN, HURST, adjoins the Old Pollard site, separated by a boundry fence.

Having studied the proposed plans I would make the following comments.

1/ There is a discrepancy on two of the drawings. Drawing DES6 Side Elevation South shows a window on the ground floor facing my bungalow. Drawing DES1 Ground Floor Plan does not show a window. Could this be clarified please.

2/ The sheer size & height of the building is too large for the site. The damp course, & therefore the overall height, will have to be at least 450MM — 600MM above the present ground level to avoid flooding. During the recent adverse weather the existing cottage Old Pollard was flooded.

3/ The proximity of the building to my property (approx 1.5M) is too close bearing in mind I have a bedroom window facing the proposed new building

4/ As of todays date 2/12/00 there has been no Red Planning Notice displayed at the site. I was under the impression that was a statutory requirement for any development work. Your letter to me was dated 22/11/00 which means other interested persons have already lost one week of the time in which to comment.

Yours faithfully

John Phillips

WOKINGHAM DISTRICT COUNCIL
MRS B. POINIK
PLANNING SERVICES
P.O. BOX 157
SHUTE END
WOKINGHAM
RG40 1WR.

See part 1 plans'

To:
Harold Sanders
Urban Design And Conservation Officer

From: Mrs B Polnik

Date: 22 November 2000 23 NOV 2000

Application Number: F/2000/2817

Proposal: Proposed demolition of existing dwelling and erection of replacement dwelling..

Site Address:
Old Pollard, Lodge Road, Whistley Green, Reading.

Applicant:
Miss Lewis & Mr Jones C/O Heighway Associates.

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

THIS APPLICATION IS ONE OF A SERIES OF SUBMISSION TO DEVELOP THIS PROPERTY.

'OLD POLLARD' IS NOT A LISTED BUILDING, BUT AT LEAST 100 YEARS OLD AND EXISTED BEFORE BROADWATER LANE WAS CONSTRUCTED, HENCE ITS LOCATION AT THE REAR OF THE PLOT NEAR THE DRAIN.

BEING LOCATED ADJOINING THE AREA OF SPECIAL CHARACTER THIS IS ONE OF THE STRUCTURES WHICH CONTRIBUTES TO THE CHARACTER OF THE AREA.

IN CONSERVATION TERMS THE BEST OPTION WOULD BE TO EXTEND, IN A MODEST FORM, THE EXISTING COTTAGE.

IF, IN PLANNING POLICY TERMS THE DEMOLITION OF THE COTTAGE IS POSSIBLE THEN THE NEW BUILDING SHOULD BE AMENDED TO INCLUDE THE PORCH ON PLAN + ENTRANCE DOOR SIDE PANEL + FIREPLACE. THE DESIGN ALSO APPEARS RESTRICTED IN WINDOW PROVISION TO THE DINING ROOM, UTILITY, LIVING ROOM, BEDROOMS 1 AND 3 + BATHROOM AND WC.
THE PRESENT SCHEME IS NOT A CONVINCING SOLUTION.

Harold Sanders. CONSERVATION + DESIGN. 14.12.00

1509/ab

PLANNING APPLICATION PART 1

13.NOV.2000* 2817

WOKINGHAM DISTRICT COUNCIL

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 0118 974 6428

For office use only
Application No.

1.	YOUR NAME	MISS N.T. COOK & MR I. JONES
	ADDRESS	C/O BURKES CORNER, 87
		AYLESBURY END, BEACONSFIELD
	POST CODE	HP9 Tel No.
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	HEIGHWAY ASSOCIATES
	ADDRESS	74 QUEEN STREET,
		MAIDENHEAD
	POST CODE	SL6 1HY Tel No. 01628 783118
3. On the plans outline the whole site in RED. Any OTHER land in your Ownership or control outline in BLUE.	SITE LOCATION	THE OLD POULTRY, LODGE ROAD
		HAINSTEY GREEN, HURST.
4. Give the area of the application site in hectares, if appropriate, or part of a hectare.	SITE AREA	
5. Give brief details of the proposal	ABOUT THE APPLICATION	DEMOLITION OF EXTG HOUSE &
		ERECTION OF NEW 4 BED
		DWELLING
6. What is your interest in the application site, e.g. owner, prospective purchaser, a tenant with a lease.	OWNERSHIP	OWNER

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

PLANS/DRAWINGS

- 1:1250 ~~1:2500~~ Location Plan ☑
- 1:500 Block Plan ☑
- 1:50 ~~1:100~~ Elevations ☑
- 1:50 ~~1:100~~ Floor Plan ☑
- Other ☐

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 position, 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.	WHITE RENDER WALLS GREY SLATE ROOF.
14. WILL SURFACE WATER BE DRAINED INTO THE EXISTING DRAINAGE SYSTEM ? If NO, please give details of any new system to be constructed.	~~YES~~ / NO — NEW SOAKAWAYS
15. WILL FOUL SEWAGE BE DISPOSED OF INTO THE EXISTING SEWAGE SYSTEM ? If NO, please give details of any new system to be constructed.	YES / ~~NO~~
16. WILL PEDESTRIANS / VEHICLES ACCESS THE SITE ? Please show details of the existing access and any proposed changes on the plans.	YES / ~~NO~~
17. WILL THE CAR PARKING PROVISION AT THIS SITE BE CHANGED ? If YES, please show details of any changes on the plans.	YES / ~~NO~~
18. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE ? If YES, please show the route and any proposed alternative on the plans.	YES / ~~NO~~ — ROAD ONLY - NO) MOVED.

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

20. HAS PROVISION BEEN MADE FOR THE DISABLED ? If YES, please show on the submitted plans what is to be provided.	LEVEL THRESHOLD — 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 Wokingham District Council.	~~YES~~ / NO
23. THE FEE ENCLOSED IS £ 190 — The current scale of fees is attached. If you believe a reduced fee or no fee is payable please say why below.	

SIGNED J. Keighley RIBA ON BEHALF OF H. Lewis + I. Jones DATE 10.11.00.

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.

SU 7974 SECTION B

13.NOV.2000 2817 2.

...RKSHIRE
WOKINGHAM DISTRICT

Scale 1/1250
Enlarged from 1/2500

ST NICHOLAS HURST PARISH



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.

This is the exhibit "STL1" referred to in the Statutory Declaration of Stephen Tyrrell Lacey made before me this 27th day of April 1998.
Tanya Mellor
Solicitor.

...TE COPY OF ...

TO: **DEVELOPMENT CONTROL**
Mrs B Polnik

FROM: Environmental Design

DATE: 8 December 2000

Location:	Old Pollard, Lodge Road, Whistley Green, Reading
Proposal:	Proposed demolition of existing dwelling and erection of replacement dwelling
Application Number:	F/2000/2817

In response to your consultation dated 22 November 2000 for the above application, the landscape comments are as follows:

I have no objections to the proposals. The trees to the rear of the property adjacent to Broadwater Lane will not be affected by the construction of the new property. The hedge within the site adjacent to Lodge Road should be retained.

Catherine Brimble

Catherine Brimble
Landscape Architect

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Joanne Ellis, Environmental Health

To: Basia Polnik, Development Control

My Ref: JPE/pollard

Your Ref: F/2000/2817

Date: 28 November 2000

PROPOSED DEMOLITION OF EXISTING DWELLING AND ERECTION OF REPLACEMENT DWELLING
OLD POLLARD, LODGE ROAD, HURST

These proposals have been evaluated and I have the following comments:

The site is within 50 metres of a landfill site and hence a detailed risk assessment needs to be carried out to determine the likely impact of landfill gas on the property. Then gas protection measures should be agreed and implemented prior to occupation of the building. If not properly monitored and controlled landfill gas can give rise to flammability, toxicity and asphyxiation hazards. Therefore, adequate gas protection measures must be installed prior to occupation of the building to protect the health and safety of any future occupants.

I recommend that the following condition be imposed should the application be granted planning consent:

1. Before the development is commenced a detailed investigation shall be carried out to determine the present and likely future impact of landfill gas on the site. The method and extent of this investigation shall be agreed with the Planning Authority prior to the commencement of work. Details of appropriate measures to control ingress of landfill gas to inhabited spaces and outdoor areas, including provision for monitoring, shall be submitted to and approved in writing by the Planning Authority, before the development commences. The development shall then proceed in strict accordance with the measures approved.

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

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

Babtie Environmental

School Green
Shinfield
Reading
Berkshire RG2 9HL
Tel 0118 988 1555
Fax 0118 988 1666

Our ref Kgb001

Your ref As below

PLANNING SERVICES / PT 37400
POL | TLS
DC BP | ENF
APP
CS
06 DEC 2000
COPIES TO: | ACK:
FILE:

5th December 2000

Mrs B Polnik
Wokingham District Council
Planning Services
PO Box 157
Shute End
Wokingham
RG40 1WR

A member of Babtie Group

Dear Mrs Polnik,

PLANNING REFERENCE F/2000/2817
OLD POLLARD, LODGE ROAD, WHISTLEY GREEN

The above planning application has archaeological implications

Please find enclosed a written brief for the above.

If you require any more information please do not hesitate to telephone me on 0118 988 1611

Yours sincerely,

Kev Beachus
Archaeologist

Group Offices:
Aberdeen
Abingdon
Aylesbury
Bedford
Belfast
Birmingham
Bristol
Cambridge
Cardiff
Chelmsford
Coventry
Croydon
Derby
Dublin
Edinburgh
Exeter
Glasgow
Inverness
Ipswich
London
Maidstone
Newcastle upon Tyne
Oxford
Preston
Reading
Shrewsbury
Telford
Wakefield
Wallingford
Westminster

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Bangkok
Hong Kong
Jakarta
Kuala Lumpur
Manila
Prague
Singapore

Babtie Group Ltd
Registered Office:
95 Bothwell Street
Glasgow G2 7HX
Registered in Scotland
No: 141100

INSTITUTE OF ENVIRONMENTAL ASSESSMENT
Registered Environmental Impact Assessor

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OLD POLLARD, LODGE ROAD, WHISTLEY GREEN
BRIEF FOR AN
ARCHAEOLOGICAL WATCHING BRIEF

Prepared For
Wokingham District Council
By
Babtie

OLD POLLARD, LODGE ROAD, WHISTLEY GREEN
BRIEF FOR AN ARCHAEOLOGICAL WATCHING BRIEF

1 INTRODUCTION

1.1 This brief sets out the background and general conditions to enable a detailed specification for an archaeological scheme to be prepared and submitted for approval to Wokingham District Council. The brief is valid for six months only, after which time the District should be contacted. Specifications produced in accordance with this brief will be considered valid for the same period of time.

2 SITE LOCATION AND DESCRIPTION

2.1 The site is located at Old Pollard, Lodge Road, Whistley Green, at grid reference SU 7925 7430.

3 PLANNING BACKGROUND

3.1 Planning application number F/2000/2817 submitted to Wokingham District Council proposes demolition of the existing building and erection of a replacement dwelling.

4 ARCHAEOLOGICAL BACKGROUND

4.1 The site lies within an area rich in medieval and earlier period finds and to the north of the medieval centre of Wistley Green. The proposed construction may disturb archaeological remains associated with earlier uses and buildings on the site.

5 STAGES OF WORK AND TECHNIQUES

5.1 The aims of the project will be to record the presence/absence, extent, condition, character, quality and date of any archaeological deposits within the whole of the area affected by development.

5.2 The archaeological watching brief will be carried out on all areas of ground disturbance, including test-pitting, topsoil stripping, ground reduction, and the cutting of foundation or other trenches.

5.3 The project will be fully recorded by descriptive context records giving details of locations, composition, depth, relationships etc, plans, sections and elevation drawings at scales of 1:10, 1:20 and 1:50 where appropriate, and photographs. Sections, plans and elevations are to include spot-heights related to Ordnance Datum in metres OD. All finds will be recorded by context as a minimum, significant finds being recorded three-dimensionally. Provision should be made for sampling appropriate material for dating and environmental assessment.

5.4 The project will be carried out on a daily basis by a competent archaeologist and managed on a regular, agreed basis by a Member of the Institute of Field Archaeologists registered with an appropriate area of competence.

5.5 The archaeological contractor will liase with the site agent, foreman or other representative as appropriate, with regard to access, the timing of visits, and the health and safety requirements in force on the site.

December, 00 © Babtie Group

5.6 All health and safety requirements in force on the site will be adhered to by the archaeological contractor's staff.

6 METHODS

6.1 The project specification will include a method statement detailing the methods and standards to be applied in the programme of work, both field and post-field.

7 TIMETABLE AND MONITORING ARRANGEMENTS

7.1 Details of timing should be the subject of discussion between the developer's representative, Babtie Group (archaeological consultant for Wokingham District Council) and the archaeological contractor. A programme of works, monitoring, recording and access will be agreed in writing before the project commences.

7.2 A period of notice required to start site works following the award of the contract should be stated.

7.3 Babtie Group will monitor the progress and quality of the work at intervals to be agreed. A representative of the archaeological contractor should be present at all monitoring inspections.

7.4 The archaeological contractor will provide a projected timetable of activity on site.

8 REPORTING REQUIREMENTS

8.1 A report should be produced no later than 2 weeks after the completion of the fieldwork.

8.2 An estimate of time and staff resources required for report production should be provided. This should include details of arrangements for specialist conservation and analysis of artefacts and ecofacts.

8.3 Details of style and format to be determined by the archaeological contractor. In any event it should include:-

(a) a plan(s) at an appropriate scale showing the survey area, layout of trenches (as dug) and features located;

(b) a summary table and descriptive text showing the features, classes and numbers of artefacts located, with interpretation;

(c) an evaluation of the methodology employed and the results obtained (i.e. a confidence rating);

(d) a plan at an appropriate scale showing both actual and, where possible, predicted archaeological deposits;

(e) a consideration of evidence within the wider landscape setting;

(f) any recommendations for further investigation if necessary.

9 STANDARDS

The project should be carried out to the highest professional standards and conform to the IFA Code of Conduct and Code of Practice. The IFA's Code of approved Practice for the Regulation of Contractual Arrangements in Field Archaeology will be applied throughout the selection procedure and contract period.

10 ARCHIVE DEPOSITION

10.1 All finds (other than those of gold or silver) are the property of the landowner. The agreement of the landowner for the ownership of any finds to be transferred to an appropriate museum will be sought.

10.2 Provision should be made for the deposition of archive and artefacts in Reading Museum. The museum should be advised of the proposed investigation before excavation starts and the specification should include any reasonable requirements they may have regarding conservation and storage of excavated material and archive. The archive should be prepared in accordance with the guidelines published in *Guidelines for the preparation of Excavation Archives for long-term storage* (United Kingdom Institute for Conservation, 1990) and *Standards in the Museum care of archaeological collections* (Museums and Galleries Commission, 1994)

11 PUBLICATION & DISSEMINATION

11.1 A copy of the results will be supplied to the Wokingham SMR on the understanding that this will become a public document after an appropriate period of time (usually not exceeding six months).

11.2 The archaeological contractor will supply the SMR with a full set of catalogued slides taken during the projects, together with selected negatives, for future use in lectures, publications, or other publicity material.

11.3 An estimate of time and staff resources required for report production should be provided. This should include details of arrangements for specialist conservation and analysis of artefacts and ecofacts.

11.4 Details of style and format to be determined by the archaeological contractor. However, the report ***must*** have a front sheet providing the following information:

- Site name
- Grid Reference
- Site activity (eg Evaluation trenching, geophysical survey, fieldwalking, etc.
- Date and duration of project
- Site code
- Area of site
- Summary of results
- Monuments identified (this ***must*** be referenced to the RCHME Thesaurus of Monument Types)
- Location and reference of archive

11.5 The report should also include:

(i) a summary of the project's background;
(ii) the site location;
(iii) a methodology;
(iv) a description of the project's results;
(v) an interpretation of the results in the appropriate context;
(vi) a summary of the contents of the project archive and its location (including summary catalogues of finds and samples);
(vii) site layout plans on an Ordnance Survey base, with the location of the trenches superimposed on the results of any earlier, non-intrusive surveys;
(viii) plans of each trench or area in which archaeological features were recognised;
(ix) trench sections and feature sections;
(x) site matrices where appropriate and
(xi) a consideration of evidence within the wider setting.

12 OTHER FACTORS

12.1 The specification may be varied, subject to agreement between the contractor, the landowner/developer and the Principal Archaeologist, in response to significant discoveries.

HIGHWAYS CONSULTATION SHEET

From: Mrs B Polnik **Date:** 22 November 2000

Application Number: F/2000/2817

Proposal: Proposed demolition of existing dwelling and erection of replacement dwelling.

Parish: HURST PARISH

Site Address:
Old Pollard, Lodge Road, Whistley Green, Reading.

Applicant:
Miss Lewis & Mr Jones C/O Heighway Associates.

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.

No objections subject to the provision of 3 parking spaces together with ~~seperate~~ turning facilities.
Please supply additional plans that address this; spaces to be marked on with minimum dimensions 4.8m × 2.4m.

Signed: _____ **Print name:** Adam Coggins.

1/12/00

Babtie Environmental

School Green
Shinfield
Reading
Berkshire RG2 9HL
Tel 0118 988 1555
Fax 0118 988 1666

Babtie

A member of Babtie Group

Our ref Kgb001

Your ref

PLANNING ARCHIVES	HPT 37212
POL	TLS
DC BP	ENF
APP	
CS	
30 NOV 2000	
COPIES TO:	ACK:
	FILE:

28th November 2000

Mrs B Polnik
Wokingham District Council
Planning Services
PO Box 157
Shute End
Wokingham
RG40 1WR

Dear Mrs Polnik

PLANNING APPLICATION F/2000/2817
OLD POLLARD, LODGE RAOD, WHISTLEY REEN

After careful consideration I would advise that the above planning application does not require any archaeological works.

If you require any more information please do not hesitate to telephone me on 0118 988 1611

Yours sincerely,

Kev Beachus
Archaeologist

Group Offices:
Aberdeen
Abingdon
Aylesbury
Bedford
Belfast
Birmingham
Bristol
Cambridge
Cardiff
Chelmsford
Coventry
Croydon
Derby
Dublin
Edinburgh
Exeter
Glasgow
Inverness
Ipswich
London
Maidstone
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Oxford
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Reading
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Telford
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Registered in Scotland
No: 141100

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Registered Environmental Impact Assessor

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2000/2817
CASE OFFICER: Mrs B Polnik

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

Received by Wokingham District Council

Application No: F/2000/2817

Proposal:
Proposed demolition of existing dwelling and erection of replacement dwelling.

Location:
Old Pollard, Lodge Road, Whistley Green, Reading.

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Mrs B Polnik P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 16/12/2000. 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

22 November 2000

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	13 NOV 2000
Officer: BP	Application No. F/2000/2817

Map No. 38 **Site** 005
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**
☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(F) PROPOSED DEMOLITION OF EXISTING DWELLING AND ERECTION OF REPLACEMENT DWELLING

Location: THE OLD POLLARD, LODGE ROAD

Parish: HURST Ward: Hurst.

Applicant: MISS LEWIS & MR JONES

Fee (14) Received 190-00 Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties	PARKING.	22.11.	
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	– Smaller front dormers not shown on N or S side elevations.		
6	Floor plans	– No chimney shown but is on elevations.	22.11.	
7	Metric scale disclaimer	– South elevation living room window missing.		
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 : 22.11.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

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

HERITAGE BODIES

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

OTHERS:

No pre-apps.....

.....

.....

NEIGHBOURS:

2 x SIN - One on Lodge Rd
One on Broadwater Lane ✓
Alma Cottage
Yeomans

13.NOV.2000* 2817

Heighway Associates
chartered architects
imaginative solutions to build on . . . . .

74 Queen Street
Maidenhead
Berkshire
SL6 1HY

t 01628 783118
f 01628 783156

Website
www.heighwayassociates.com

email
mail@heighwayassociates.com

10th November 2000

Planning Dept.
Wokingham District Council
PO Box No. 157
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Sirs,

RE: Demolition of the Old Pollard & construction of new 4 bed-detached dwelling

Please find enclosed our full application with regards to the above. You are no doubt aware that the application no. **F/2000/0521** for a 2-storey rear extension is currently at appeal. Our clients inform us that if this is successful then this application will be withdrawn

Yours sincerely

J. Heighway

Jonathan Heighway
BSc(Hons) Dip Arch RIBA

Associated Office
Heighway Field Associates
Exeter

t 01392 490800
f 01392 499639

1789/a

SECTION 66 CERTIFICATE

Application No.

13.NOV.2010* 2817

Please fill in both Certificate A, B, C or D and the Agricultural Holdings Certificate. Delete sections not relevant.

(a) "Owner" means a person having a freehold interest or leasehold interest the unexpired term of which is not less than 7 years.

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

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

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

CERTIFICATE A

I certify that:

at the beginning of the period of 21 days ending with the date of the accompanying application, nobody, except the applicant, was the owner of (a) of any part of the land to which the application relates.

CERTIFICATE B

I certify that:

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

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

CERTIFICATE C

I certify that

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

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

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

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

  (b) .....

  .....

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

  the (c) .....

  on (d) .....

1789/b

CERTIFICATE D

I certify that

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

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

(b) . . . . . .

. . . . . .

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

the (c) . . . . . .

on (d) . . . . . .

OR

(b) Insert description of steps taken

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

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

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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

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

OR

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

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

Signed . J. Neighbour RIBA .

On behalf of . MISS H.T. CONDA & MR. I. JONES

Date . 10 . 11 . 00 .

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

"OLD POLLARD"

ADDRESS WHISTLEY GREEN PARISH HURST

PLOT No. Old Property O.S. SHEET No. SU. 38 7974

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
1945/72	Mr C.W. Sanders	Garage	21.12.72	C/A
98/68635/F	Mr A. Chesters.	s/st/sr/ser/ext's and loft conversion	9/8/99	C/A
99/70812/F	Ms. Lewis & Mr. Jones	2 St/R ext.	18/1/00	REF
F/2000/0521	" " "	" "	28/3/00	REF

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

13.NOV.2000 2817

1509/ab

13.NOV.2000* 2817

PLANNING APPLICATION PART 1

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 0118 974 6428

For office use only
Application No.

1.	YOUR NAME	MISS N.T. COOK + MR I. JONES
	ADDRESS	C/O BURKES CORNER, 87
		AYLESBURY END, BEACONSFIELD
	POST CODE	HP9 Tel No.
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	HEIGHAM ASSOCIATES
	ADDRESS	74 QUEEN STREET,
		MAIDENHEAD
	POST CODE	SL6 1HY Tel No. 01628 783118
3. On the plans outline the whole site in RED. Any OTHER land in your Ownership or control outline in BLUE.	SITE LOCATION	THE OLD POUND, LODGE ROAD
		HASTLEY GREEN, HURST.
4. Give the area of the application site in hectares, if appropriate, or part of a hectare.	SITE AREA	
5. Give brief details of the proposal	ABOUT THE APPLICATION	DEMOLITION OF EXTG HOUSE &
		ERECTION OF NEW 4 BED
		DWELLING
6. What is your interest in the application site, e.g. owner, prospective purchaser, a tenant with a lease.	OWNERSHIP	OWNER

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

PLANS/DRAWINGS

~~1:25000~~ 1:1250 Location Plan	✓	~~1:100~~ 50 1:100 Floor Plan	✓
1:500 Block Plan	✓	Other	
~~1:100~~ 50 1:100 Elevations	✓		

8. Does the application involve any of the following

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

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

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

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

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

EXTERNAL APPEARANCE		SITING	
MEANS OF ACCESS		DESIGN	
		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 position, 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.	WHITE RENDER WALLS GREY SLATE ROOF.
14. WILL SURFACE WATER BE DRAINED INTO THE EXISTING DRAINAGE SYSTEM ? If NO, please give details of any new system to be constructed.	~~YES~~ / NO — NEW SOAKAWAYS
15. WILL FOUL SEWAGE BE DISPOSED OF INTO THE EXISTING SEWAGE SYSTEM ? If NO, please give details of any new system to be constructed.	YES / ~~NO~~
16. WILL PEDESTRIANS / VEHICLES ACCESS THE SITE ? Please show details of the existing access and any proposed changes on the plans.	YES / ~~NO~~
17. WILL THE CAR PARKING PROVISION AT THIS SITE BE CHANGED ? If YES, please show details of any changes on the plans.	YES / ~~NO~~
18. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE ? If YES, please show the route and any proposed alternative on the plans.	YES / ~~NO~~ — ROAD ONLY - NO) MOVED.

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

20. HAS PROVISION BEEN MADE FOR THE DISABLED ? If YES, please show on the submitted plans what is to be provided.	LEVEL THRESHOLD — 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 Wokingham District Council.	~~YES~~ / NO
23. THE FEE ENCLOSED IS £ 170 —	

The current scale of fees is attached. If you believe a reduced fee or no fee is payable please say why below.

SIGNED J. Haighway RIBA ON BEHALF OF H. Lewis + I. Jones DATE 10.11.00.

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.

"OLD POLLARD"

ADDRESS WHISTLEY GREEN PARISH HURST

PLOT No. Old Property 1:2500 SHEET No. SU 38 7974

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
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F/2000/0521	" " "	" "	28/3/00	REF

DATE OF COMPLETION

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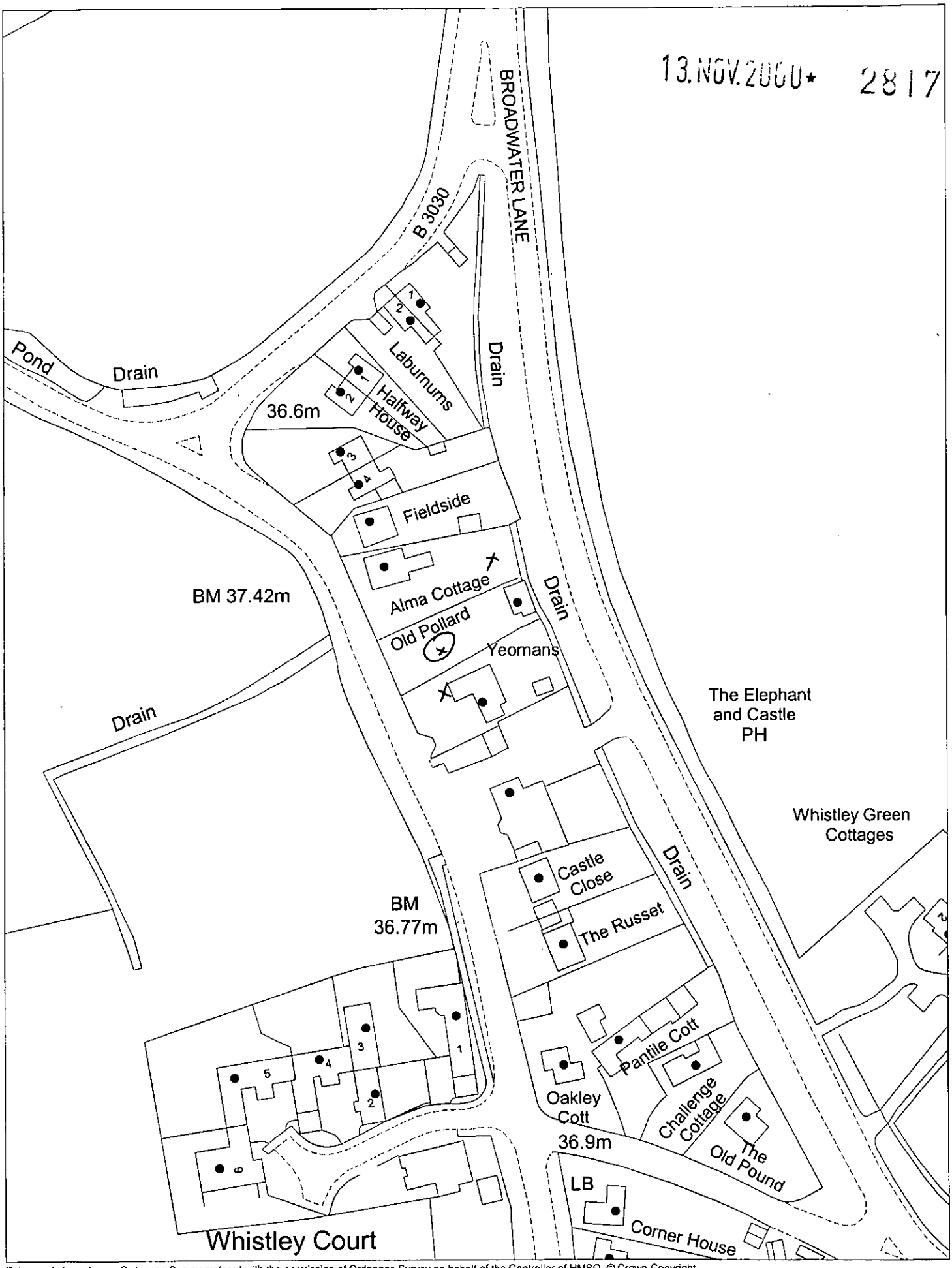
SPECIAL ORDERS

DRAINAGE



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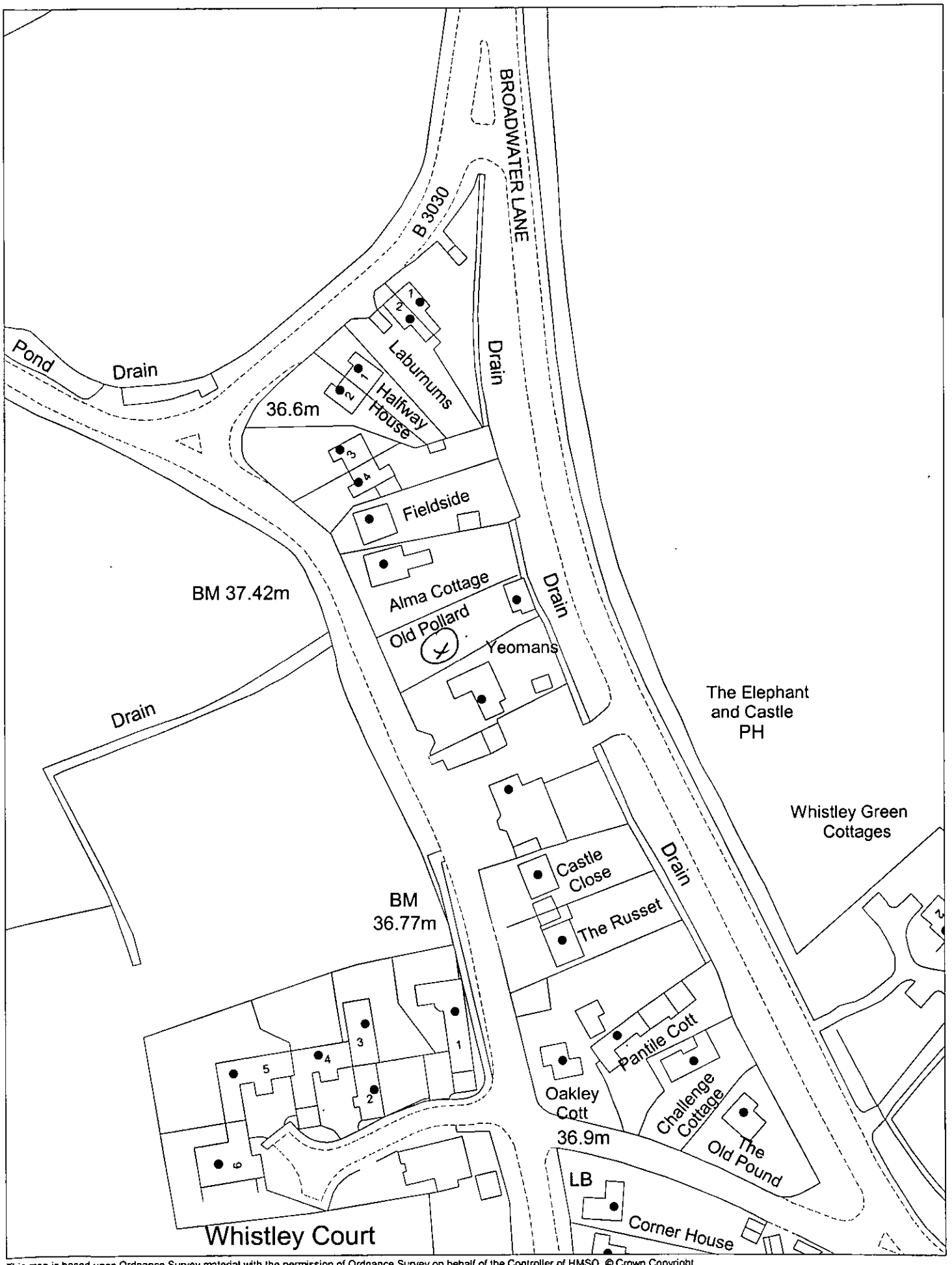
Development Control Section, Environmental Services, Wokingham District Council.
16 November 2000 Scale: 1 : 1250



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Development Control Section, Environmental Services, Wokingham District Council.

16 November 2000

Scale: 1 : 1250

N W E S

SU 7974 SECTION B

13.NOV.2000* 2817 2.

...RKSHIRE
WOKINGHAM DISTRICT

Scale 1/1250
Enlarged from 1/2500

ST NICHOLAS HURST PARISH



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.

This is the exhibit "STL1" referred to in the Statutory Declaration of Stephen Tyrrell Lacey made before me this 27th day of April 1998.
Tanya Mellor
Solicitor.

...TE COPY OF ...