APPLICATION NO:
O/2002/8188

LOCATION:
44 Rectory Road, Wokingham .

APPLICANT:
Mr A Bradley And Mr M Beswetherick C/O Martin & Pole

PROPOSAL:
Outline application for the proposed erection o 8 flats with parking. Demolition of existing dwelling.

EARLIEST DATE FOR DECISION: **16/01/2003**

APPLICATION WILL HAVE EXPIRED ON: 07/02/2003

CASE OFFICER: **Angela Odell**

Appeal Decision

Site visit made on 24 August 2004

by Penny Davies BSc(Hons) MA MRTPI

an Inspector appointed by the First Secretary of State

The Planning Inspectorate
4/09 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
☎ 0117 372 6372
e-mail: enquiries@planning-inspectorate.gsi.gov.uk

Date

07 OCT 2004

Appeal Ref: APP/X0360/A/04/1140671
44 Rectory Road, Wokingham, Berkshire RG40 1DN

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission.
- The appeal is made by Mr A.G. Bradley & Mr M.J. Beswetherick against the decision of Wokingham District Council.
- The application (Ref. O/2002/8188), dated 11 December 2002, was refused by notice dated 3 February 2004.
- The development proposed is a redevelopment for 6 No. 2 bed flats with vehicle parking.

Summary of Decision: The appeal is allowed and planning permission granted subject to conditions set out in the Formal Decision below.

Procedural Matters

1. The application is made in outline, with external appearance, design and landscaping reserved for future consideration.

2. During the course of the planning application process, the number of flats proposed was reduced from 8 to 6 and a revised site layout plan submitted. I have taken this into account in my decision. Alternative siting and layout plans have also been submitted as part of the appeal documentation. However, my decision relates only to the plan that formed part of the Council's decision (Drawing No. 30751/05/C).

Main Issue

3. I consider the main issue to be the effect of the proposed development on the living conditions of adjoining residents.

Planning Policy

4. The development plan includes the Berkshire Structure Plan 1991-2006 (SP) and the Wokingham District Local Plan adopted in March 2004 (LP), which, since the application was refused, has replaced the South East Area Local Plan. A number of policies have been drawn to my attention of which I consider the following to be particularly relevant. SP Policy LD3 says development proposals will only be permitted where they do not give rise to an unacceptable impact on the environment, including serious harm to the amenities of neighbouring land uses. LP Policy WOS3 lists a number of development control principles. These include that development proposals should be integrated into their local context without detriment to the amenities of adjoining land uses and occupiers.

Reasons

5. The appeal relates to a substantial detached house situated in mature grounds on the north side of Rectory Road, close to Wokingham town centre. To the north-east of the appeal site is Barkhart Drive, a residential cul-de-sac. No. 12 adjoins the appeal property and a terrace of 3 houses, Nos. 14 to 16, back onto its rear garden. To the west is 42 Rectory Road, a large detached property in a generous plot.

6. The main parties are in general agreement that the principle of residential development in this location is acceptable. The site is close to local services and public transport routes and would accord with local and national planning policies that encourage the efficient use of urban land. I do not disagree. The Council's concerns lie largely with the effect of the proposed car parking provision on the amenities of 12 Barkhart Drive and the impact of the proposed building on other adjoining properties with particular regard to privacy and outlook.

7. The proposal would involve the demolition of the existing house and the construction of a new building accommodating 6 flats. It would be sited a little further back than the existing house and a further distance from the side boundary with 12 Barkhart Drive. It would have an irregular shape designed to reflect the orientation of adjoining properties so that the forward eastern part would be more or less in line with the front elevation of 12 Barkhart Drive, and the rearward western element generally following the building line of 42 Rectory Road. The proposed means of access would be via an existing access from Rectory Road with a turning and parking area to the front on the existing driveway to the appeal property.

8. The proposed car park would be sited on an existing parking and turning area. Illustrative plans show that some spaces would be positioned close to the boundary with 12 Barkhart Drive, adjacent to its rear garden. Even with the area of mature trees to the south-east, I observed significant traffic noise whilst standing close to this boundary. Notwithstanding this, I accept that there would be some disturbance for the neighbouring residents in terms of doors slamming, cars starting and other ancillary activities. However, having regard to the small number of spaces proposed, I would not regard this as excessive. There are trees and vegetation on the common boundary, which the appellants indicate could be enhanced. Given that the existing use of the area is for the parking and turning of vehicles and the ambient noise levels from Rectory Road, I do not consider that the proposal would result in any unacceptable noise and disturbance that would warrant withholding planning permission for that reason.

9. The principal rear elevation of the proposed building would face north-west at an angle to the rear elevations of 14 to 16 Barkhart Drive. Although there would be some views into these properties and their rear gardens, these would be oblique and screened in part by intervening trees and vegetation on the eastern boundary. Such views would not be unusual in residential built-up areas such as this. Moreover, the first floor would be recessed from the ground floor elevation allowing, at this upper level, for a separation of buildings not too dissimilar to the existing situation. Illustrative plans show a third floor in the roof space but this would be confined to the west wing of the building, some distance from 14 to 16 Barkhart Drive and turned away from the rear garden of No.12.

10. The Council calculates that the proposed building would be 14 metres away from the rear elevation of 14 Barkhart Drive although the submitted site plan suggests distances in excess of this. Nonetheless, from my observations, I am satisfied that owing to the distances and

angles involved, the proposal would not result in any material loss of privacy or outlook for the occupants of this property or Nos. 15 and 16 which are further away. The Council refers to 'significant' differences in ground levels between 14 Barkhart Drive and the appeal site. At my visit, I observed that whilst No.14 appeared to be lower than the appeal site, the difference could not be reasonably described as significant.

11. I have had regard to the concerns of the occupants of 12 Barkhart Drive that the proposal would have adverse effects on their privacy, light and outlook. However, the principal outlook for the proposed building would be to the north and south at an angle too acute to result in any serious loss of privacy. The building would be set back behind the rear elevation of No.12 and set in some 2.6 metres from the side boundary. The rear west wing would be set in a significant distance from the boundary with its front garden. Owing to this, I consider that the impact of the proposal on the outlook for the occupants of that property would be negligible. Because of the orientation of the building to the west of No.12, and given that there is an existing building, neither do I consider that the proposal need have any unacceptable effects on the provision of light to the neighbouring house.

12. I understand residents' concerns as to the uncertainty of the external appearance of the building, in particular its height, boundary screening and the location of windows. However, these are matters for future consideration and are not before me in this appeal.

13. I conclude that the proposed development would not result in any material harm to the living conditions of adjoining residents. Accordingly, I find no conflict with the aims of SP Policy LD3 or LP Policy WOS3.

Other Considerations

14. I have considered concerns that the proposal would be harmful for highway safety reasons. I acknowledge that Rectory Road is a busy highway and that the appeal site is close to a junction. However, there is sufficient turning space within the appeal site to enable vehicles to enter and leave in a forward gear and because of the one-way system on Rectory Road, vehicles entering or leaving the site would do so in one direction. It is illustrated that parking for up to seven vehicles would be provided within the appeal site, which although lower than the Council's standards, is in line with Government objectives to reduce parking in locations such as this, which are served by a choice of transport modes. I have not been presented with any substantive evidence to indicate that the appeal would result in unacceptable highway danger or that it should fail on these grounds.

Conditions

15. A number of conditions have been suggested to me. I consider the imposition of the model outline conditions relating to the submission of reserved matters would not necessitate the imposition of separate conditions relating to the submission of details relating to finishing materials, slab levels, height and massing of the building, the position of the first and second floor rear elevations, landscaping and boundary treatment. In the interests of highway safety, I consider that conditions requiring the submission of parking and turning details, visibility splays, and the construction of the access and turning area prior to the occupation of the development are necessary. Matters relating to cycle storage, gates and the bonding of the access can be dealt with by the condition requiring the submission of parking and turning details. I consider that conditions preventing use of the parking and turning areas for other purposes and requiring approval of details relating to on-site

provision for construction traffic are also necessary in the interests of highway safety. Where necessary in the interests of precision and enforceability and in line with the model conditions set out in Circular 11/95 'The Use of Conditions in Planning Permissions', I propose to reword the suggested conditions.

Conclusions

16. For the reasons given above and having regard to all other matters raised, I conclude that the appeal should be allowed.

Formal Decision

17. I allow the appeal and grant planning permission for a redevelopment for 6 No. 2 bed flats with vehicle parking at 44 Rectory Road, Wokingham, Berkshire RG40 1DN in accordance with the terms of the application Ref. O/2002/8188 dated 11 December 2002 as amended, and the plan drawing no. 30751/05/C submitted therewith, subject to the following conditions:

1) Approval of the details of the design and external appearance of the building, and the landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the local planning authority in writing before any development is commenced.

2) Plans and particulars of the reserved matters referred to in condition 1 above, relating to the design and external appearance of any buildings to be erected and the landscaping of the site, shall be submitted in writing to the local planning authority and shall be carried out as approved.

3) Application for approval of the reserved matters shall be made to the local planning authority before the expiration of three years from the date of this permission.

4) The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

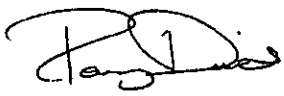
5) Details of the parking and turning of vehicles within the site, together with details of cycle storage shall be submitted in writing and approved by the local planning authority. The approved details shall be implemented prior to the occupation of the development hereby approved and thereafter retained in their approved form.

6) The parking and turning area implemented in accordance with condition 5 above shall not thereafter be used for any purpose other than the parking and turning of vehicles.

7) None of the development hereby approved shall be occupied until visibility splays of 2 metres by 2 metres have been provided at the intersection of the driveway and the adjacent footway. Dimensions shall be measured along the edge of the drive and the back of the footway from their point of intersection. The visibility splays shall thereafter be kept free of all obstructions to visibility above a height of 0.6 metres.

8) Prior to the commencement of work on the site, details of the provision to be made for all vehicles loading, off-loading, parking and turning within the site during the construction period, shall be submitted to and approved in writing by the local planning authority. The approved details shall be carried out as agreed.

9) The development hereby permitted shall not be occupied until the access and turning area has been constructed in accordance with the approved details.



INSPECTOR

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr A Bradley And Mr M Beswetherick
C/O Martin & Pole
24 Friar Street
READING
Berkshire RG1 1DP

Application Number: O/2002/8188

Parish: **Wokingham**

Location: **44 Rectory Road, Wokingham**

Proposal: **Outline application for the proposed erection of 6 flats with parking. Demolition of existing 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 reasons for which are specified hereunder.

Reasons

1. Due to its siting close to the boundary of the site, the proposed car parking would cause unacceptable disturbance and loss of amenity to the adjacent residential property. The proposal would therefore be contrary to Loddon Area Local Plan Policy LBE2 and to Wokingham District Local Plan (as agreed to be further modified) Policy WOS3.

2. Due to the siting and design of the proposed building and higher level of the land, the proposed development would have an unacceptable impact on adjacent residential property, including overlooking, resulting in unacceptable loss of amenity. The proposal would therefore be contrary to Loddon Area Local Plan Policy LBE2 and to Wokingham District Local Plan (as agreed to be further modified) Policy WOS3.

Informative

1. This refusal pertains to Plan No. 30751/05/C received by the Council on 8 December 2003 and street scene elevation received on 17 October 2003.

T. G Watson

Trevor Watson
Development Control Manager
Date: 03/02/2004

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.

Development Control Ref No:	Received	Parish	Ward	Listed by
F/2003/8188	13.12.03	Wokingham	Norreys	Cllr. Robertson

Applicant Mr. A Bradley and Mr. M Beswethick
Location 44 Rectory Road, Wokingham
Proposal Outline application for the proposed erection of 6 flats with parking. Demolition of existing dwelling.

FOR CONSIDERATION BY Development Control Committee
REPORT PREPARED BY Corporate Head of Planning

SUMMARY

The application is in outline with means of access and siting to be determined. Revised illustrative floor plans and a street scene showing 6 x 2 bedroom flats have also been submitted. These show 3 flats on the ground floor, 2 on the first floor and 1 on the second floor. The illustrative street scene elevation shows the proposed building would be 8.5m. high at the western end and 7.2m. high at the eastern end. The revised layout plan shows 7 car parking spaces and bin and cycle stores. A tree survey has also been submitted. Original plans were for 8 flats in a building illustrated to be up to 10.4m. high.

The application has been listed by Councillor Robertson due to concerns regarding highway problems, parking and overdevelopment of the site. These concerns remain despite submission of revised plans.

RECOMMENDATION

That PLANNING PERMISSION BE APPROVED subject to the following conditions:

1. a) Approval of the details of the design (including floorspace, height, massing, internal planning and refuse storage and disposal facilities) and external appearance of the building and the landscaping treatment of the site)(hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

b) Application for approval of the reserved matters referred to in a) above shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

c) The development hereby permitted shall be begun either before the expiration of five years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved whichever is the later.

Reason: a) No such details have been submitted.
b) & c) In pursuance of Section 92(2) of the Town and Country Planning Act 1990.

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.
Reason: To ensure that the external appearance of the building is satisfactory.

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.
Reason: To safeguard the visual amenities of neighbouring properties and the locality.

4. 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.
Reason: In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.

5. The height and massing of the building hereby approved shall not exceed that shown on the illustrative street scene elevation received on 17.10.03.
Reason: To provide a satisfactory appearance in the street scene.

6. The details to be submitted in pursuance of condition (01) above shall show details of land reserved for the parking and turning of motor vehicles. The approved details shall be implemented prior to the occupation of any of the approved development, and thereafter be retained. No development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) or not; shall be carried out on the land so shown or in such a position as to preclude vehicular access to the reserved spaces.
Reason: To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

7. No restrictions shall be made at any time on the use of the car parking spaces shown on the approved plan(s) by occupiers of, or visitors to, any of the buildings hereby permitted.
Reason: To reduce the likelihood of roadside parking, and to maintain the Local Planning Authority's car parking standards in the interests of highway safety and amenity.

8. No building shall be occupied until secure, covered cycle storage has been provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority
Reason: In order to ensure bicycle parking facilities are provided and encourage use of sustainable modes of travel.

9. None of the flats hereby approved shall be occupied until visibility splays of 2 metres by 2 metres have been provided at the intersection of the driveway and the adjacent footway. (Dimensions to be measured along the edge of the drive and the back of the footway from their point of intersection). The visibility splays shall thereafter be kept free of all obstructions to visibility above a height of 0.6 metres.
Reason: In the interests of highway safety and convenience.

10. Prior to commencing work on site, provision shall be made to accommodate all site operatives' visitors and construction vehicles loading, off-loading, parking and turning within the site during the construction period, in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The provision should be maintained and used at all times.

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

11. No building shall be occupied until the access has been constructed in accordance with details to be submitted to and approved in writing by the Local Planning Authority.
Reason: In the interests of highway safety and convenience.

12. None of the flats shall be occupied until space has been provided within the curtilage for vehicles to turn so that they may enter and leave the site in a forward gear and this space shall thereafter be maintained at all times for this purpose.
Reason: In the interests of highway safety and convenience.

13. Any gates provided shall be set back a distance of at least 5 metres from the highway boundary and shall not open towards the highway.
Reason: To ensure that vehicles can be driven off the highway before the gates are opened, in the interests of road safety.

14. None of the flats hereby approved shall be occupied until the vehicular access has been surfaced with a bonded material across the entire width of the access for a distance of 7 metres measured from the carriageway edge.
Reason: To avoid spillage of loose material onto the carriageway and in the interests of road safety.

15. No works shall start on site until an Arboricultural method statement has been submitted to and approved by the Local Planning Authority. This Method Statement shall cover all aspects of the development that have the potential, through careless implementation, to harm those existing trees which have been identified for retention, The statement shall include details of the sequence of operations including felling and removal, remedial tree surgery works, location and erection of protective fencing, the siting of and access to and from the site compound, the construction of the driveway and parking areas so that no damage is caused to the trees to be retained.
The Method Statement shall include the retention of a Arboricultural Consultant to monitor and periodically report to the Local Planning Authority, the status of all tree protection measures, including the correct implementation of tree-related Planning Conditions, throughout the course of the development. The development shall then be carried out strictly in accordance with the approved Arboricultural Method Statement.
Reason: To ensure the protection, throughout the time that the development is being carried out, of trees, shrubs or hedges growing within or adjacent to the site which are of amenity value to the area.

16. No trees, shrubs or hedges within the site which are shown as being retained on the approved plans shall be felled, uprooted wilfully damaged or destroyed, cut back in any way or removed without the prior consent of the Local Planning Authority. Any trees, shrubs or hedges removed without consent or dying or being severely damaged or becoming seriously diseased within five years from the completion of the development hereby approved shall be replaced with new trees, shrubs or hedge plants of a similar size and species unless the Local Planning Authority gives written consent to any variation.
Reason: To ensure the protection, throughout the time that the development is being carried out, of trees, shrubs or hedges growing within or adjacent to the site which are of amenity value to the area.

17. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.
Reason: In the interests of visual amenity.

18. 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.
Reason: In the interests of visual amenity.

Informatives

1. The development accords with the policies contained within the adopted / emerging development plans and there are no material considerations which warrant a different decision being taken.

2. You are advised, in compliance with the Town and Country Planning (General Development Procedure)(England)(Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:
Berkshire Structure Plan Policies: LD3, LD5, EN1, EN3 and H5.
Loddon Area Local Plan Policies: LH1, LBE1, LBE2, LBE9, LT5, LT6, LPS2 and LPS3.
Wokingham District Local Plan (as modified) Policies: WOS2, WOS3, WBE1, WBE11, WH1A, WH3A, WH6, WH6A, WT6, WT7 and WIC16.

3. This approval pertains to plan no. 30751/05/C received by the Council on 08.12.03 and street scene elevation received on 17.10.03.

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

5. If bats or signs of bats are encountered at any point during the demolition of the existing buildings then all works must stop immediately and the local English Nature office informed. This is to ensure the survival of a legally protected species.

Held by Planning Reception	**Dept** Development Control
Telephone No 0118 974 6428/6429	**Email** development.control@wokingham.gov.uk
Date 23 December 2003	**Author** Angela Odell

NB All reports seek to identify environmental, community safety, customer care and equal opportunities implications. Consultation with residents and organisations which has or is about to take place, will also be reported.

BACKGROUND

The existing house on this 0.13 ha. site is estimated to be about 8.4m. high at its western end and 7.2m. high at its eastern end. There are large trees along the front of the site and also some conifers along the side boundaries at the rear of the house.

CONSULTATION

Wokingham Town Council - Object to original and revised plans (comments attached) Main points are concerned about increase in traffic near junction, 3 storey development is out of character and cramped development.

13 Letters of Objection received from 9 addresses - to original and additional plans.

- Proposed 3 storey building would be too high, overbearing and out of character.
- Loss of individual houses. The character of Wokingham will be lost if continue to demolish houses and erect flats.
- Overlooking of adjacent properties. Also loss of light and sunlight to adjacent properties and overshadowing.
- Noise and disturbance from proposed flats.
- Density would be 61.5 dwellings per ha. which is significantly higher than the maximum of 50.
- Parking spaces inadequate for 8 flats unless one bedroom. Also need spaces for visitors, delivery vans etc. as little parking in the vicinity. Wokingham has a high rate of car ownership.
- Detrimental to highway safety – site close to busy road junction where there have been accidents. Extra traffic generated will add to traffic congestion, pollution and noise. Cars speed above the speed limit here. Difficult for traffic from site to cross lanes.
- Must protect and retain trees and shrubs.
- Potential security problems to houses in Barkhart Drive.
- Devaluation of existing properties.

4 letters of objection to revised plans – revised plans do not overcome the above objections.

Access and Movement – No objection to revised plans subject to conditions. The scheme is for 6 x 2 bedroom flats for which the maximum car parking provision would be 9 spaces and 7 spaces are proposed. Given the site's location close to the town centre this is considered acceptable. Government advice in PPG13 encourages a reduction in car parking provision in locations that are well served by alternative modes of travel and advises that Local Planning Authorities should not normally require more car parking than the developer considers necessary. The access to the site is existing onto a one-way street. Visibility in the direction of on-coming traffic is good and on site turning is secured by condition so that vehicles can enter and leave in a forward gear. The increase in traffic generated by 6 flats compared with the existing house is likely to be less than 5 vehicles per house in peak hours, and on this basis the Access and Movement Officer considers the access arrangements are acceptable.

Environmental Health Officer - No objection and recommends standard hours of construction condition.

Tree Officer – No objection to revised plans subject to tree protection and landscaping conditions.

Council's Ecologist - Advises a bat survey should be submitted before any permission is granted.

Thames Water – No objection.

APPRAISAL

Principle of proposal

1. As the site is within an existing Category A settlement, the proposal is acceptable in principle. The density would be 46 dwellings per ha. which would comply with Policy WH3A as it would be within the required 30-50 dwellings per ha. range and is therefore considered acceptable. The proposal is for 5 x 2 bedroom and 1 x 3 bedroom flats, which would be considered favourably under Policy WH6 as most of the proposed dwellings would be in the smaller size category.

Impact on the character and appearance of the area.

2. The character of the area around the appeal site is of individual houses, but there are some quite large blocks of flats in the vicinity. The site plan shows that the proposed building would be up to a maximum of 22m. wide with gaps of 2.6m. to each of the side boundaries, resulting in gaps of 7.8m. at the west side to the two-storey front part of No. 42 and of 5.4m. to No. 12 Barkhart Gardens. The illustrative street scene elevation shows that the proposed building would be about the same height as the existing. As the site is already significantly wider than the sites adjacent and nearby on this side of Rectory Road, and there are large trees along the frontage which are shown to be retained, it is considered that the impact of the proposed building on the street scene would be acceptable.

Impact upon the residential amenity of the neighbouring dwellings.

3. *No. 42 Rectory Road:* The building would be set back from the front of No. 42 by about 1m. for the part nearest to No. 42 which also has its garage this side. The proposed building would be a minimum of 5.8m. from the side of the house at No. 42 and would also be angled away at the front and the Illustrative front elevation shows it would have a sloping roof this side. It is considered that it would have an acceptable effect on the outlook from, and light to, the front of No. 42. The revised illustrative floor plans show that in the west side there would only be a side, secondary window lounge window and en-suite window on the first floor and bathroom window on the second floor. The en-suite and bathroom windows could be obscure glazed and the secondary living room could be high level. Bedroom windows are proposed in the first and second floor rear elevation. As there are also tall conifers along most of the side boundary behind Nos. 42 and 44, it is considered that this would avoid any unacceptable overlooking.

4. *No. 12 Barkhart Gardens:* This house faces north-westwards with its rear garden and elevation facing Rectory Road. Although the rear of the proposed building projects beyond the front of No. 12, it would be angled away and at a sufficient distance to avoid unacceptable loss of outlook or light. Oblique overlooking of the rear garden of No. 12 would occur from the first floor front windows of the proposed building. However, due to the distance of 2.6m. of the proposed building to the side boundary and the angle, this is considered acceptable. The revised illustrative floor plans show that in the east side there would only be a side, secondary window lounge window and en-suite window on the first floor. The en-suite window could be obscure glazed and the secondary living room could be high level. Proposed car parking spaces would be near to the boundary of the rear garden of No. 12. Whilst this could cause some disturbance, it is considered acceptable in the context of the significant volume of traffic that travels along Rectory Road and round into Wiltshire Road.

5. *Nos. 14-16 Barkhart Gardens:* There are some existing conifers about 4m. high within the boundary of No. 44 and a 1.8m high wall. The illustrative floor plans show

that the bedroom 1 window in the rear elevation of the eastern flat on the first floor would be about 17m. from the rear elevation of No. 14 Barkhart Gardens, but at an acute angle of about 35 degrees, and that the rear first and second floor windows of the flats at the western end of the proposed building would be about 21m. away and also at an angle of about 35 degrees. These windows would be further away from Nos. 15 and 16 but at a less acute angle. It is considered that these distances and angles would not result in an unacceptable degree of overlooking.

6. It is therefore considered that the proposal would have an acceptable effect on neighbouring properties.

Access and movement

7. The proposed access would be the existing access and it is considered that the additional traffic using the access would be acceptable. Seven parking spaces are proposed, which is considered sufficient for the site's location close to the town centre.

Flooding Issues.

8. The site is not located within the Environment Agency's Indicative Flood Plain Plan, which highlights areas that are liable to flooding.

Bats.

9. It is considered that the possibility of bats being present in the existing dwelling to be demolished can be dealt with by an informative.

Concerns of Residents and Wokingham Town Council.

10. These have been noted and addressed above. Regarding securlty problems, it is considered that the proposed development would not cause a significant increase in security risks compared with the existing situation. Potential devaluation of existing properties cannot be taken into account as it is not a material planning consideration.

CONCLUSION

It is considered that the proposal is acceptable in principle and would have an acceptable impact on the character and appearance of the area, on trees, on neighbouring properties and on access and parking.

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Angela Odell

Application Number: O/2002/8188

Proposal: Outline application for the proposed erection of 8 flats with parking. Demolition of existing dwelling

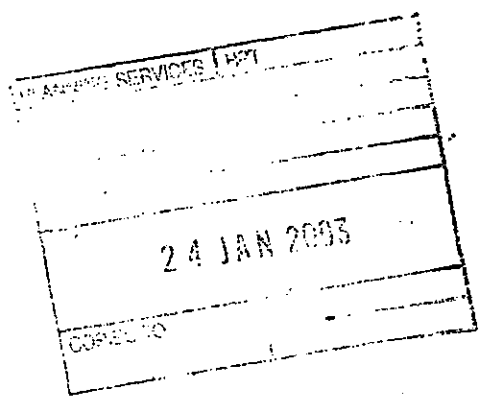
Site Address: 44 Rectory Road, Wokingham

Applicant: Mr A Bradley & Mr M Beswetherick C/O Martin & Pole

Your observations are required in respect of this application **by 16/01/03**

At its meeting on 21 January 2003, the Planning & Transportation Committee resolved to make the following observation:

Concerned about the increased use of the access which is close to the Rectory Road/ Wiltshire Road junction on one of the main routes through the town.



SIGNED: _____ **DATE:** 22/01/03

CLERK TO Wokingham Town Council

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

PLANNING RECEIVED
CS
14 OCT 2003
COPIES TO

Case officer: Angela Odell

Application Number: O/2003/8188

Proposal: Outline application for the proposed erection of 6 flats with parking. Demolition of existing dwelling

Site Address: 44 Rectory Road , Wokingham

Applicant: Mr A Bradley & Mr M Beswetherick C/O Martin & Pole

Your observations are required in respect of this application **by 17/10/03**

Revised Plans to reduce from 8 flats to 6 with alterations to siting and design

At its meeting on 7 October 2003, the Planning & Transportation Committee resolved to make the following observation:

Reiterate the original objection and object on the further following grounds:

- **the three storey element is out of character with the area**
- **cramped development**

SIGNED: _____ **DATE:** 13/10/03

CLERK TO Wokingham Town Council

8188

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 21 November, 2005
My ref. AO/O/2002/8188
Your ref. LR/04/157

Mark Leedale Planning
52 Crondall Lane
Farnham
Surrey
GU9 7DD

Planning, Regulation & Enforcement
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 Leedale

O/2002/8188 – 44 RECTORY ROAD, WOKINGHAM

Thank you for your letter of 18 November and enclosed plan. I agree that the approved plan is the site plan and that as the floor plans were for illustrative purposes only, they are not approved. A reserved matters application could therefore only be submitted for floor plans and elevations that are consistent with the approved site plan, otherwise a full application would be required.

I trust the above is clear, but if you wish to discuss the matter further please contact me.

Yours sincerely

Ao.

MRS A ODELL
Planning Officer

Mark Leedale Planning

Chartered Town Planning Consultants

PLANNING
DC: A0 ADMIN:
21 NOV 2005
ENF: APP:
COPIES: ACK:

The Head of Planning & Transportation,
Wokingham District Council,
Council Offices,
Shute End,
Wokingham RG40 1WR

Our Ref: LR/04/157
18th November 2005

Dear Mrs Odell,

44 Rectory Road, Wokingham
O/2002/8188

Outline Planning permission was granted on appeal for 6 flats at the above site. Siting was agreed and the decision was made against Officers advice..

During the appeal site visit there was a difference in the plans to which both parties referred. The Inspector requested a copy of drawing number 3075/05c and she refers to this drawing in the decision letter. It is the plan to be relied upon.

Prospective purchasers have quite properly pointed out that this plan is at variance with the approved floor plans – in short the site plan shows a smaller building than the floor plans. As such a Reserved Matters application could not follow the floor plans and a detailed submission would be required.

I attach a copy of a plan (MLP/01) showing the material differences between the approved floor plans and the approved site plan. They are:

- 1,400mm deeper
- Between 400 and 600mm wider on each side of the building.

This matter may well arise again during the process of marketing and I thought it best to seek your informal opinion on the matter so that I can advise the vendors. In so doing my purpose is to save Officers time.

Yours sincerely,

Mark Leedale.

cc Client

52 Crondall Lane
Farnham
Surrey GU9 7DD
01252 718855 tel/fax
markleedale@hotmail.com
Principal: Mark Leedale M.Sc, Dip TP, B.Ed(Hons) MRTPI

Tel: (0118) 974 6444 (Direct Line)
Email: jenifer.jackson@wokingham.gov.uk
Fax: (0118) 974 6484
Date: 27July 2005
My ref: JJ/2005
Your ref:
File ref: F/2004/3662 & O/2002/8188

Planning Services
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Berkshire RG40 1WR
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Mrs D Saunders
9 Barkhart Drive
Wokingham
Berkshire
RG40 1TW

Dear Mrs Saunders,

GLEBELANDS ROAD AND 44 WILTSHIRE ROAD

I refer to your letter dated 15 July 2005 in respect of the above sites.

The Council Members have resolved to grant conditional approval for the erection of 44 sheltered dwellings for the elderly comprising a block of 25 flats and 19 cottages with associated parking on the site at 4, 6 & 6a Glebelands Road, subject to a Section 106 agreement being signed with the Council. However the applicants have subsequently submitted a revised plan relating to the siting of plots 9a and 9b and it is anticipated that this will go before the Development Control Committee next month.

On the site at 44 Wiltshire Road, (more correctly known as 44 Rectory Road), an Outline application for the erection of 6 flats with parking and the demolition of the existing dwelling was granted on Appeal on 7 October 2004. The applicants have 3 years from this date to submit a Reserved Matters application to deal with the actual siting and design of the flats.

As regards your question about keeping both of these sites in good order, I can only advise you that the applicants are not required to keep the sites in good order. In the event that the site becomes very untidy, I suggest you contact the Planning Enforcement team for further advice.

I note your comments about the graffiti and general unkempt appearance of the Rose Street car park. I have asked our Waste Services Officer to investigate this matter and remind any individual private landowners of their duty of care to keep the area clean and tidy and dispose of their refuse in an appropriate manner.

Finally as regards the empty shops, the Council have no responsibility for these and it is up to the individual freehold owners to maintain them. However you may like to discuss this matter with Mr. David Carter, who is currently dealing with Town Centre Management issues. He can be contacted on 0118 989 4678.

I trust this answers the points you raised.

Yours sincerely,

Mrs Jenifer Jackson

Principal Planning Officer – Northern Area

8188

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 22 November, 2004
My ref. AO/O/2002/8188
Your ref. MK/CAT/BRA42-1/Bradley

Calvert Smith & Sutcliffe
Onslow House
9 The Green
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Berkshire RG40 1WR
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Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Dear Sirs

PLANNING APPLICATION O/2002/8188 – 44 RECTORY ROAD, WOKINGHAM

Thank you for your letter of16 November and enclosed schedule. The attached 2 letters appear to have been missed from your list.

I trust the above is clear, but meanwhile if you wish to discuss the matter further please contact me. (Please contact our administration section on 0118 974 6431 regarding copying charges.)

Yours sincerely

AO

MRS A ODELL
Planning Officer

CALVERT SMITH & SUTCLIFFE

SOLICITORS

incorporating Axelrods

ONSLOW HOUSE 9 THE GREEN RICHMOND SURREY TW9 1PU
TELEPHONE (020) 8940 0017 FAX (020) 8948 8498
DX100250 RICHMOND 2

FAO Mrs. Angela Odell
Planning Officer
Wokingham District Council
Shute End
Wokingham
Berks
RG40 1BN

Our ref: MK/CAT/BRA42-1/Bradley

Your ref: Mrs. Angela Odell

16 November 2004

Dear Madam,

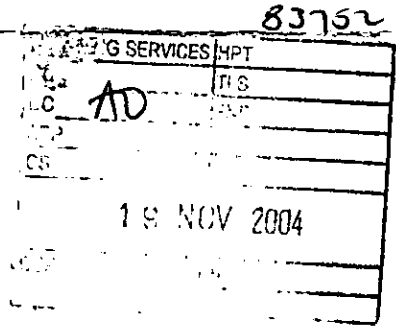
re: 44 Rectory Road, Wokingham, RG40 1DN

We act for the owners of the above who have recently obtained Planning Permission. We should be grateful if you would write to confirm that the only objections you received to the Planning Application were as set out on the attached sheet. If there were any others, please let us know what these were and send us copies.

We look forward to hearing from you.

Yours faithfully

83752



Calvert Smith & Sutcliffe

Enclosures

D

OBJECTIONS

RECTORY ROAD

33 Mr Nicholas & Mrs Sue Colbourn 13/1/03

35 Mrs Wendy Butler 14/1/03

BARKHART DRIVE

9 Mr CG & Mrs D Saunders 12/10/03, 8/1/03

10 Mr G G J & Mrs A J Jayne 18/10/03, 14/1/03, 9/1/03

12 Mr James Cooper 7/2/03, 10/1/03

14 Mr D J Irvine 16/10/03, 7/2/03, 7/1/02 (means 03) 8/1/03 + undated

15 Mrs V M Faggetter 5/2/03, 6/1/03

16 Mr Patrick Smith 10/1/03.

TAMARISK DRIVE

27 Mrs Amanda Lewis 11/3/03

Norreys Ward Councillors: Mr Iain Brown
: Mrs Marian Robertson

breached the settlement boundary in contravention of Council Policy.

RESOLVED: That Application O/2003/0586 be deferred for a site visit to enable Members to assess the extent to which the proposals breached the settlement boundary in contravention of Council Policy.

253 APPLICATION O/2003/0102 ERECTION OF FIVE DETACHED DWELLINGS ON LAND REAR OF 2-6 BARBER CLOSE, HURST FOR MARTIN GRANT HOMES LTD

The Committee considered a report on this application set out on Agenda pages 207-220.

Members were advised that the contribution required in lieu of the one affordable housing unit on the site was £86,306.

Mr P Martin, representing Hurst Parish Council, spoke objecting to the application.

Mr Ive, a local resident, spoke objecting to the application.

Notwithstanding the Development Control Manager's recommendation that planning permission be approved, the Committee took the view that a site visit was necessary to enable Members to assess the means of access to the proposed development, particularly its relationship to the property at 3 Barber Close.

The view was expressed that provision should be made for an affordable housing unit to be provided on site.

RESOLVED That Application O/2003/0102 be deferred for a site visit to enable Members to assess the means of access to the proposed development, particularly its relationship to the property at 3 Barber Close.

254 APPLICATION O/2003/8188 DEMOLITION OF EXISTING DWELLING AND ERECTION OF SIX FLATS WITH PARKING AT 44 RECTORY ROAD, WOKINGHAM FOR MR BRADLEY AND MR BESWETHICK

The Committee considered a report on this application set out on Agenda pages 8-25.

The Development Control Manager drew Members' attention to corrections to the report, additional consultations received, and to an additional recommended condition (set out on Agenda page 8). Details of these amendments and additions were set out in the Members' Update.

Mr J Cooper, a local resident, spoke objecting to the application.

Mrs J Williams, agent for the applicant, spoke in support of the application. Mrs Williams advised that, in addition to representing the applicant, she was engaged by the Council as a consultant within the Development Control section. She advised that she would address the Committee only in her capacity as agent for the applicant, and assured the Committee that she had had no undue influence in the processing of the application.

Notwithstanding the Development Control Manager's recommendation that planning permission be granted, the Committee took the view that the proposed development would have an unacceptable impact upon the amenity of the occupiers of numbers 12 and 14 Barkhart Drive, in particular by virtue of the different levels identified on site. In addition, the proposed parking area was considered to have a detrimental impact on the amenity of the property at the 12 Barkhart Drive. Members resolved to

refuse planning permission for these reasons.

RESOLVED That Application O/2003/8188 be refused on the grounds that the proposed development would have an unacceptable impact upon the amenity of the occupiers of numbers 12 and 14 Barkhart Drive, by virtue of the different levels identified on site, and that the proposed parking area would have a detrimental impact on the amenity of the property at 12 Barkhart Drive (the detailed wording to be provided by the Development Control Manager).

255 APPLICATION F/2003/9641 ERECTION OF TWO DWELLINGS AT 120 LONDON ROAD, RUSCOMBE FOR MICHAEL SHANLY HOMES

The Committee considered a report on this application set out on Agenda pages 26-38.

Mr J Hardman, a local resident, spoke objecting to the application.

Mr N Davis, representing the applicant, spoke in support of the application.

Notwithstanding the Development Control Manager's recommendation that planning permission be granted, the Committee took the view that the proposed two-storey detached dwellings would have a detrimental impact on the character and appearance of the area due to their location adjacent to existing bungalows and the lack of screening. Members resolved to refuse planning permission for this reason.

RESOLVED That Application F/2003/9641 be refused on the grounds that the proposed two-storey detached dwellings would have a detrimental impact on the character and appearance of the area due to their location adjacent to existing bungalows and the lack of screening (the detailed wording to be provided by the Development Control Manager).

256 APPLICATION F/2003/0310 ERECTION OF DETACHED GARAGE (RETROSPECTIVE) AT 54 HIGH STREET, WARGRAVE FOR MR AND MRS HIGH

The Committee considered a report on this application set out on Agenda pages 39-50.

Mr G Murphy, a local resident, spoke objecting to the application.

Frank Browne addressed the Committee as a Local Ward Member objecting to the application.

RESOLVED That Application F/2003/0310 be approved subject to the Conditions set out on Agenda page 41.

257 APPLICATION F/2003/0410 REBUILDING OF PART OF DWELLING DUE TO FLOOD DAMAGE AT THAMES POINT, WILLOW LANE, WARGRAVE FOR MR AND MRS P DANIELS C/O BUTTERY AND WATSON

The Committee considered a report on this Application set out on Agenda pages 279-293.

Mr A Watson, agent for the applicant, spoke in support of the application.

Frank Browne addressed the Committee as a Local Ward Member in support of the application.

Notwithstanding the Development Control Manager's recommendation that the application be refused on the grounds that the proposals were contrary to the Council's Green Belt policies, the Committee took the view that the particular circumstances of the case justified a different decision being taken. In particular, the development would have

Development Control Ref No:	Received	Parish	Ward	Listed by
F/2003/8188	13.12.03	Wokingham	Norreys	Cllr. Robertson

Applicant Mr. A Bradley and Mr. M Beswethick
Location 44 Rectory Road, Wokingham
Proposal Outline application for the proposed erection of 6 flats with parking. Demolition of existing dwelling.

FOR CONSIDERATION BY Development Control Committee
REPORT PREPARED BY Corporate Head of Planning

SUMMARY

The application is in outline with means of access and siting to be determined. Revised illustrative floor plans and a street scene showing 6 x 2 bedroom flats have also been submitted. These show 3 flats on the ground floor, 2 on the first floor and 1 on the second floor. The illustrative street scene elevation shows the proposed building would be 8.5m. high at the western end and 7.2m. high at the eastern end. The revised layout plan shows 7 car parking spaces and bin and cycle stores. A tree survey has also been submitted. Original plans were for 8 flats in a building illustrated to be up to 10.4m. high.

The application has been listed by Councillor Robertson due to concerns regarding highway problems, parking and overdevelopment of the site. These concerns remain despite submission of revised plans.

RECOMMENDATION

That PLANNING PERMISSION BE APPROVED subject to the following conditions:

1. a) Approval of the details of the design (including floorspace, height, massing, internal planning and refuse storage and disposal facilities) and external appearance of the building and the landscaping treatment of the site)(hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

b) Application for approval of the reserved matters referred to in a) above shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

c) The development hereby permitted shall be begun either before the expiration of five years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved whichever is the later.

Reason: a) No such details have been submitted.
b) & c) In pursuance of Section 92(2) of the Town and Country Planning Act 1990.

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.
Reason: To ensure that the external appearance of the building is satisfactory.

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.
Reason: To safeguard the visual amenities of neighbouring properties and the locality.

4. 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.
Reason: In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.

5. The height and massing of the building hereby approved shall not exceed that shown on the illustrative street scene elevation received on 17.10.03.
Reason: To provide a satisfactory appearance in the street scene.

6. The details to be submitted in pursuance of condition (01) above shall show details of land reserved for the parking and turning of motor vehicles. The approved details shall be implemented prior to the occupation of any of the approved development, and thereafter be retained. No development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) or not; shall be carried out on the land so shown or in such a position as to preclude vehicular access to the reserved spaces.
Reason: To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

7. No restrictions shall be made at any time on the use of the car parking spaces shown on the approved plan(s) by occupiers of, or visitors to, any of the buildings hereby permitted.
Reason: To reduce the likelihood of roadside parking, and to maintain the Local Planning Authority's car parking standards in the interests of highway safety and amenity.

8. No building shall be occupied until secure, covered cycle storage has been provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority
Reason: In order to ensure bicycle parking facilities are provided and encourage use of sustainable modes of travel.

9. None of the flats hereby approved shall be occupied until visibility splays of 2 metres by 2 metres have been provided at the intersection of the driveway and the adjacent footway. (Dimensions to be measured along the edge of the drive and the back of the footway from their point of intersection). The visibility splays shall thereafter be kept free of all obstructions to visibility above a height of 0.6 metres.
Reason: In the interests of highway safety and convenience.

10. Prior to commencing work on site, provision shall be made to accommodate all site operatives' visitors and construction vehicles loading, off-loading, parking and turning within the site during the construction period, in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The provision should be maintained and used at all times.

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

11. No building shall be occupied until the access has been constructed in accordance with details to be submitted to and approved in writing by the Local Planning Authority.
Reason: In the interests of highway safety and convenience.

12. None of the flats shall be occupied until space has been provided within the curtilage for vehicles to turn so that they may enter and leave the site in a forward gear and this space shall thereafter be maintained at all times for this purpose.
Reason: In the interests of highway safety and convenience.

13. Any gates provided shall be set back a distance of at least 5 metres from the highway boundary and shall not open towards the highway.
Reason: To ensure that vehicles can be driven off the highway before the gates are opened, in the interests of road safety.

14. None of the flats hereby approved shall be occupied until the vehicular access has been surfaced with a bonded material across the entire width of the access for a distance of 7 metres measured from the carriageway edge.
Reason: To avoid spillage of loose material onto the carriageway and in the interests of road safety.

15. No works shall start on site until an Arboricultural method statement has been submitted to and approved by the Local Planning Authority. This Method Statement shall cover all aspects of the development that have the potential, through careless implementation, to harm those existing trees which have been identified for retention, The statement shall include details of the sequence of operations including felling and removal, remedial tree surgery works, location and erection of protective fencing, the siting of and access to and from the site compound, the construction of the driveway and parking areas so that no damage is caused to the trees to be retained.
The Method Statement shall include the retention of a Arboricultural Consultant to monitor and periodically report to the Local Planning Authority, the status of all tree protection measures, including the correct implementation of tree-related Planning Conditions, throughout the course of the development. The development shall then be carried out strictly in accordance with the approved Arboricultural Method Statement.
Reason: To ensure the protection, throughout the time that the development is being carried out, of trees, shrubs or hedges growing within or adjacent to the site which are of amenity value to the area.

16. No trees, shrubs or hedges within the site which are shown as being retained on the approved plans shall be felled, uprooted wilfully damaged or destroyed, cut back in any way or removed without the prior consent of the Local Planning Authority. Any trees, shrubs or hedges removed without consent or dying or being severely damaged or becoming seriously diseased within five years from the completion of the development hereby approved shall be replaced with new trees, shrubs or hedge plants of a similar size and species unless the Local Planning Authority gives written consent to any variation.
Reason: To ensure the protection, throughout the time that the development is being carried out, of trees, shrubs or hedges growing within or adjacent to the site which are of amenity value to the area.

17. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.
Reason: In the interests of visual amenity.

18. 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.
Reason: In the interests of visual amenity.

Informatives

1. The development accords with the policies contained within the adopted / emerging development plans and there are no material considerations which warrant a different decision being taken.

2. You are advised, in compliance with the Town and Country Planning (General Development Procedure)(England)(Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:
Berkshire Structure Plan Policies: LD3, LD5, EN1, EN3 and H5.
Loddon Area Local Plan Policies: LH1, LBE1, LBE2, LBE9, LT5, LT6, LPS2 and LPS3.
Wokingham District Local Plan (as modified) Policies: WOS2, WOS3, WBE1, WBE11, WH1A, WH3A, WH6, WH6A, WT6, WT7 and WIC16.

3. This approval pertains to plan no. 30751/05/C received by the Council on 08.12.03 and street scene elevation received on 17.10.03.

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

5. If bats or signs of bats are encountered at any point during the demolition of the existing buildings then all works must stop immediately and the local English Nature office informed. This is to ensure the survival of a legally protected species.

Held by Planning Reception	**Dept** Development Control
Telephone No 0118 974 6428/6429	**Email** development.control@wokingham.gov.uk
Date 23 December 2003	**Author** Angela Odell

NB All reports seek to identify environmental, community safety, customer care and equal opportunities implications. Consultation with residents and organisations which has or is about to take place, will also be reported.

BACKGROUND

The existing house on this 0.13 ha. site is estimated to be about 8.4m. high at its western end and 7.2m. high at its eastern end. There are large trees along the front of the site and also some conifers along the side boundaries at the rear of the house.

CONSULTATION

Wokingham Town Council - Object to original and revised plans (comments attached) Main points are concerned about increase in traffic near junction, 3 storey development is out of character and cramped development.

13 Letters of Objection received from 9 addresses - to original and additional plans.

- Proposed 3 storey building would be too high, overbearing and out of character.
- Loss of individual houses. The character of Wokingham will be lost if continue to demolish houses and erect flats.
- Overlooking of adjacent properties. Also loss of light and sunlight to adjacent properties and overshadowing.
- Noise and disturbance from proposed flats.
- Density would be 61.5 dwellings per ha. which is significantly higher than the maximum of 50.
- Parking spaces inadequate for 8 flats unless one bedroom. Also need spaces for visitors, delivery vans etc. as little parking in the vicinity. Wokingham has a high rate of car ownership.
- Detrimental to highway safety – site close to busy road junction where there have been accidents. Extra traffic generated will add to traffic congestion, pollution and noise. Cars speed above the speed limit here. Difficult for traffic from site to cross lanes.
- Must protect and retain trees and shrubs.
- Potential security problems to houses in Barkhart Drive.
- Devaluation of existing properties.

4 letters of objection to revised plans – revised plans do not overcome the above objections.

Access and Movement – No objection to revised plans subject to conditions. The scheme is for 6 x 2 bedroom flats for which the maximum car parking provision would be 9 spaces and 7 spaces are proposed. Given the site's location close to the town centre this is considered acceptable. Government advice in PPG13 encourages a reduction in car parking provision in locations that are well served by alternative modes of travel and advises that Local Planning Authorities should not normally require more car parking than the developer considers necessary. The access to the site is existing onto a one-way street. Visibility in the direction of on-coming traffic is good and on site turning is secured by condition so that vehicles can enter and leave in a forward gear. The increase in traffic generated by 6 flats compared with the existing house is likely to be less than 5 vehicles per house in peak hours, and on this basis the Access and Movement Officer considers the access arrangements are acceptable.

Environmental Health Officer - No objection and recommends standard hours of construction condition.

Tree Officer – No objection to revised plans subject to tree protection and landscaping conditions.

Council's Ecologist - Advises a bat survey should be submitted before any permission is granted.

Thames Water – No objection.

APPRAISAL

Principle of proposal

1. As the site is within an existing Category A settlement, the proposal is acceptable in principle. The density would be 46 dwellings per ha. which would comply with Policy WH3A as it would be within the required 30-50 dwellings per ha. range and is therefore considered acceptable. The proposal is for 5 x 2 bedroom and 1 x 3 bedroom flats, which would be considered favourably under Policy WH6 as most of the proposed dwellings would be in the smaller size category.

Impact on the character and appearance of the area.

2. The character of the area around the appeal site is of individual houses, but there are some quite large blocks of flats in the vicinity. The site plan shows that the proposed building would be up to a maximum of 22m. wide with gaps of 2.6m. to each of the side boundaries, resulting in gaps of 7.8m. at the west side to the two-storey front part of No. 42 and of 5.4m. to No. 12 Barkhart Gardens. The illustrative street scene elevation shows that the proposed building would be about the same height as the existing. As the site is already significantly wider than the sites adjacent and nearby on this side of Rectory Road, and there are large trees along the frontage which are shown to be retained, it is considered that the impact of the proposed building on the street scene would be acceptable.

Impact upon the residential amenity of the neighbouring dwellings.

3. *No. 42 Rectory Road:* The building would be set back from the front of No. 42 by about 1m. for the part nearest to No. 42 which also has its garage this side. The proposed building would be a minimum of 5.8m. from the side of the house at No. 42 and would also be angled away at the front and the Illustrative front elevation shows it would have a sloping roof this side. It is considered that it would have an acceptable effect on the outlook from, and light to, the front of No. 42. The revised illustrative floor plans show that in the west side there would only be a side, secondary window lounge window and en-suite window on the first floor and bathroom window on the second floor. The en-suite and bathroom windows could be obscure glazed and the secondary living room could be high level. Bedroom windows are proposed in the first and second floor rear elevation. As there are also tall conifers along most of the side boundary behind Nos. 42 and 44, it is considered that this would avoid any unacceptable overlooking.

4. *No. 12 Barkhart Gardens:* This house faces north-westwards with its rear garden and elevation facing Rectory Road. Although the rear of the proposed building projects beyond the front of No. 12, it would be angled away and at a sufficient distance to avoid unacceptable loss of outlook or light. Oblique overlooking of the rear garden of No. 12 would occur from the first floor front windows of the proposed building. However, due to the distance of 2.6m. of the proposed building to the side boundary and the angle, this is considered acceptable. The revised illustrative floor plans show that in the east side there would only be a side, secondary window lounge window and en-suite window on the first floor. The en-suite window could be obscure glazed and the secondary living room could be high level. Proposed car parking spaces would be near to the boundary of the rear garden of No. 12. Whilst this could cause some disturbance, it is considered acceptable in the context of the significant volume of traffic that travels along Rectory Road and round into Wiltshire Road.

5. *Nos. 14-16 Barkhart Gardens:* There are some existing conifers about 4m. high within the boundary of No. 44 and a 1.8m high wall. The illustrative floor plans show

that the bedroom 1 window in the rear elevation of the eastern flat on the first floor would be about 17m. from the rear elevation of No. 14 Barkhart Gardens, but at an acute angle of about 35 degrees, and that the rear first and second floor windows of the flats at the western end of the proposed building would be about 21m. away and also at an angle of about 35 degrees. These windows would be further away from Nos. 15 and 16 but at a less acute angle. It is considered that these distances and angles would not result in an unacceptable degree of overlooking.
6. It is therefore considered that the proposal would have an acceptable effect on neighbouring properties.

Access and movement
7. The proposed access would be the existing access and it is considered that the additional traffic using the access would be acceptable. Seven parking spaces are proposed, which is considered sufficient for the site's location close to the town centre.

Flooding Issues.
8. The site is not located within the Environment Agency's Indicative Flood Plain Plan, which highlights areas that are liable to flooding.

Bats.

9. It is considered that the possibility of bats being present in the existing dwelling to be demolished can be dealt with by an informative.

Concerns of Residents and Wokingham Town Council.
10. These have been noted and addressed above. Regarding security problems, it is considered that the proposed development would not cause a significant increase in security risks compared with the existing situation. Potential devaluation of existing properties cannot be taken into account as it is not a material planning consideration.

CONCLUSION
It is considered that the proposal is acceptable in principle and would have an acceptable impact on the character and appearance of the area, on trees, on neighbouring properties and on access and parking.

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Angela Odell

Application Number: O/2002/8188

Proposal: Outline application for the proposed erection of 8 flats with parking. Demolition of existing dwelling

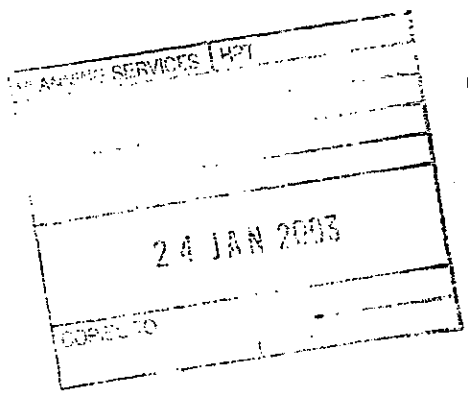
Site Address: 44 Rectory Road, Wokingham

Applicant: Mr A Bradley & Mr M Beswetherick C/O Martin & Pole

Your observations are required in respect of this application **by 16/01/03**

At its meeting on 21 January 2003, the Planning & Transportation Committee resolved to make the following observation:

Concerned about the increased use of the access which is close to the Rectory Road/ Wiltshire Road junction on one of the main routes through the town.



SIGNED: _____ **DATE:** 22/01/03

CLERK TO Wokingham Town Council

PLANNING SERVICES DEPT
FOL
AFF
CS
14 OCT 2003
COPIES TO
ACK

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Angela Odell

Application Number: O/2003/8188

Proposal: Outline application for the proposed erection of 6 flats with parking. Demolition of existing dwelling

Site Address: 44 Rectory Road , Wokingham

Applicant: Mr A Bradley & Mr M Beswetherick C/O Martin & Pole

Your observations are required in respect of this application **by 17/10/03**

Revised Plans to reduce from 8 flats to 6 with alterations to siting and design

At its meeting on 7 October 2003, the Planning & Transportation Committee resolved to make the following observation:

Reiterate the original objection and object on the further following grounds:

- **the three storey element is out of character with the area**
- **cramped development**

SIGNED: _____ **DATE:** 13/10/03

CLERK TO Wokingham Town Council

Development Control Ref No	Received	Parish	Ward
F/2003/9060	14/04/2003	Earley	Redhatch

Applicant Domino Pizza Group Ltd
Location Blockbuster Video Unit 5, The Square, Chalfont Way, Earley
Proposal Proposed change of use from shop A1 use to A3 hot food takeaway

FOR CONSIDERATION BY Development Control Committee
REPORT PREPARED BY Corporate Head of Planning

SUMMARY

The proposed development is to change the use of part of the existing Blockbuster video store (A1 use), to a Domino Pizza, hot food takeaway store (A3 use).

The application is before Development Control Committee as it involves a Section 106 agreement.

RECOMMENDATION

To GRANT PLANNING PERMISSION subject to the applicant entering into a Section 106 Agreement for the contribution as outlined in paragraph 13 and the following conditions. Should the legal agreement not be completed within 6 months from the date of the resolution, the Development Control Manager is authorised to refuse the application for failure to make the necessary highway contribution.

1.The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
Reason: In pursuance of Section 91 [1] of the Town and Country Planning Act 1990.

2. All ventilation of smoke, steam and cooking fumes to the atmosphere shall at all times be filtered to avoid nuisance from smell, grease or smoke to neighbouring properties. Details of the nature and location of such ventilation and filtration equipment shall be submitted to and approved in writing by the Local Planning Authority before installation. The approved details shall be installed prior to the commencement of the use hereby approved and shall thereafter be maintained. *Reason: To ensure that no nuisance or disturbance is caused to the occupiers of neighbouring properties.*

3. A refuse/litter management plan shall be submitted to and approved in writing by the Local Planning Authority in writing before the use of the site begins. *Reason: To ensure satisfactory provision is made in the interests of amenity.*

4. The use hereby permitted shall not commence until car parking directional signage has been provided on the building in accordance with details to be submitted and approved in writing by the Local Planning Authority. *Reason: To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.*

5. No building shall be occupied until a traffic order has been completed and double yellow lines have been provided around the junction of The Square with the service road and extending to Chalfont Way. *Reason: To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.*

(RR)

89018

RR

18 JUL 2005

9 Barkhart Drive
Wokingham
RG40 1TW

15 July 2005

Dear Sir,

Rectory

F/2004/3662 ← **Glebelands Road and 44 Wiltshire Road** O/2002/8188.
Planning Permissions Granted in Town Centre

With regard to the above sites I wonder how long it will be before development takes place? I understand that once planning permission has been granted the applicant has five years in which to commence building.

However, what concerns me is that the sites are becoming particular eyesores in the area and there has already been some vandalism on Glebelands Road. I understood that the development was to have commenced in August 2004 but to date nothing has happened apart from the sites being boarded up and driveways fenced off. Are the applicants under no obligation to keep the sites in good order as we as local residents are losing some of the amenity of the area? Allowing these sites to become derelict invites vandalism.

My husband and I walked through Rose Street car park last evening and were disgusted by the amount of graffiti, and the appearance of the whole area. I know that the Piazza is on the plans but in the meantime can't the Council keep the Town looking tidy? The same applies to the empty shops.

I hope to hear from you soon.

Yours faithfully,

D. Saunders

D Saunders (Mrs)

Development Control Manager
Wokingham District Council
Shute End
Wokingham

068

12 Barkhart Drive
Wokingham
Berks RG40 1TW

6th December 2003

Environmental Services Department
Planning Services
PO. Box 157
Shute End
Wokingham
Berks RG40 1WR

PLANNING DEP
POL
DC AMO
APP
CS
11 DEC
CORR 12/12/03

Objections to application 0/2002/8188 – Revised / Additional Plans

Dear Angela Odell,

I would like to raise the following objections to the proposed development application at 44 Rectory Road Wokingham - application 0/2002/8188 – Revised / Amended Plans

General Points
When we initially purchased our house, which is adjacent to the proposed development, we did so mainly based on it's location. Which is a quiet residential area on all sides with our house being totally secluded - in that no house overlooked us at all, both in windows or garden. This I have to state is still very important to us.

It is now clear from the plans that the planned elevation of the property is two to three storeys and shows that the garage, which is adjacent to our property will be replaced by at least a two storey structure. With the effect that our property will now be overlooked by some 6 upper story windows, where we have none now, along with a loss of light.

I was also greatly concerned by the statement in the Martin & Pole letter of 16th October from Julie Williams, that "There is no guarantee that the development as built will follow the indicated design, however it would be reasonable to control through conditions the eventual height of the finished scheme". So it would seem they are not making any guarantees to the eventual height. My fear is that this will result is us being overlooked and in the shadow of a large block of flats, if this proposal goes ahead, in effect going back to the original design which has been rejected previously.

As such we would not have bought the house if this development was in place originally. Further I believe that the placement of such a large block of flats, will fundamentally change the nature of this mature residential area of Wokingham – which once lost cannot be recreated.

Specific Objections

1. Loss Of Privacy and Light
This development will have the effect of us being directly overlooked on both our front and rear gardens by some six upper storey windows. Something which does not happen now, and drastically changes the nature of our house and living space. Making it much less attractive to us, as it lowers our quality of life.

It can also now be seen from the drawings that not only would we be overshadowed with a loss of privacy, but we would also suffer a loss of light as well to our property. The indicative elevation drawings show that the part of the building closest to us, which is now a single storey garage would be replaced by a structure at least two storeys high, with no guarantee of the eventual height of it.

I must emphasise that the height of this structure is particularly important to us as the actual placement and height of this building is such that we would lose sunshine to both the house and front and back gardens as the sun tracks across the sky.

As such we ask for the proposal to be rejected, as the CMLP directs minimising any adverse impact on adjoining buildings.

2. Road Safety
In addition to the envisioned extra cars looking for parking in Rectory Road, There is the issue of many cars turning into and out of the entrance onto a very busy and dangerous road junction. This must cause an obvious safety hazard, as in contrast to the Martin & Pole submission visibility at this entrance as the previous occupants stated, is poor when leaving the site.

3. Noise and Disturbance
As the proposal is for the existing single occupancy building to be replaced by one of six sets of occupants, with their associated cars. There must be a considerable increase in the noise and disturbance that we suffer, as our house immediately adjoins the property, by some 5 metres or less.

In Conclusion
Can I ask that the application be rejected, as the CMLP directs minimising any adverse impact on adjoining buildings

Could I ask to be kept informed of developments in this matter

Yours Sincerely.



James Cooper

Obs

PLANNING SERVICES DEPT
POL
DC AO
APP
CS
05 JAN 2004
COPIES TO:
ACK 6/Jan
FILE:
Already logged.

C G & D Saunders
9 Barkhart Drive
Wokingham
RG40 1TW

2 January 2004

Mr Trevor Watson
Development Control Manager
Wokingham District Council
PO Box 157
Shute End
Wokingham
RG40 1WR

Dear Mr Watson,

Planning Application 0/2002/8188, 44 Rectory Road, Wokingham

We refer to your letter of 29 December 2003 regarding the above planning application. We wrote letters of objection to this application on 8 January and 12 October 2003 and had hoped that the application would be refused, as has the application for flats on Glebelands Road near the traffic lights.

It seems very strange that this application should now be recommended for approval, especially with regard to it's position at the corner of Wiltshire and Rectory Roads, a junction which has been the site of numerous accidents over the 26 years that we have lived in the area. Cars for the 6 flats, inevitably at least about 10 vehicles, will be entering and leaving in a very dangerous position. At the very least, consideration should now be given to **restricting the speed of cars approaching that junction.** Has consideration been given to the amount of disruption the actual demolition and rebuilding of this site will cause to the traffic travelling through Wokingham town, down Rectory Road to Wiltshire Road which is already too heavy and on occasions much too fast?

It seems the Council give no consideration to the neighbouring properties with regard to dust, noise, and disruption whilst this work is being done.
We realise that this letter will be received very close to the meeting of the Control Committee but would ask you to put this forward as a 'members update'.

We again urge you to reject this application.

Yours faithfully

C G & D Saunders

Obs

G J J JAYNE
10, BARKHART DRIVE
WOKINGHAM
BERKS RG40. 1TW

18/10/03

PLANNING DEPARTMENT
POI:
DC AMD
APP
CS
21 OCT 2003
COPIES TO: ACK.
FILE:

Dear Siss.

Planning Application 0/2002/8188 - Revised Plans Notification for 44, Rectory Rd, Wokingham

With reference to your letter of 26/09/03, I have now seen the revised plans at your offices. The only concession to be seen based upon my original objections (letter dated 09/01/2003) is that the total number of flats proposed has been reduced from 8 to 6. The following points should be considered.

1. The proposed development now acknowledges that a 3 storey building is required yet no side elevation plans have been submitted in the plans. The letter to you from the developers states that "only the block closest to No 42 could into the roofline to restrain height to a little more than existing." There is no positive commitment to this statement. Moreover, the height of the proposed development remains undisclosed.

2. Since no side elevation plans are included, there is nothing to show to what extent the principal windows will overlook the adjacent properties. There is no commitment to retain the trees on the boundary between No 44 Rectory Road and properties in Barkhart Drive.

3. Parking space remains totally inadequate and is, in fact, worse than the original proposal in this respect. A minimum of 1.5 spaces/flat for 2 bedroomed flats is the accepted limit for such accomodation and 9 spaces rather than the 7 shown should be allocated.

4. The highway safety situation remains unchanged. Due to the close

proximity of the entrance/exit of the proposed development to the busy Rectory Road/Wiltshire Road junction, there is a serious risk of increasing accidents at the junction. I again bring to your attention the fact that only one home was allowed to be built at No. 9 Wiltshire Road because of the safety hazard.

One again, based upon these and my earlier comments, I urge that the planning application be rejected.

Yours faithfully,

G Jayne

Obe

PLANNING SE...
POL
DC Amo
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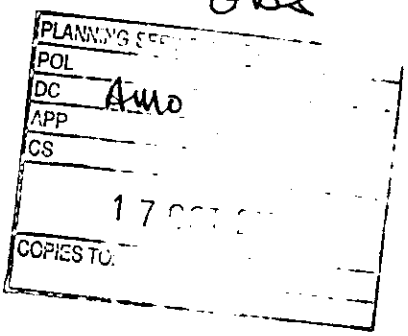
17 OCT ...
COPIES TO:



D. J. IRVINE

14 Barkhart Drive
Wokingham
Berks
RG40 1TW
16 October 2003

Environmental Services Department
Planning Services
P.O. Box 157
Wokingham
Berks
RG40 1WR

Your ref. Angela Odell 0/2002/8188

Dear Sirs

PLANNING APPLICATION 0/2002/8188 FOR 44 RECTORY ROAD

I refer to your letter of 26 September 2003 and the amended Plans for the above site (enclosed with Martin and Pole letter to you dated 2 September 2003) and register my objection to the amended proposal.

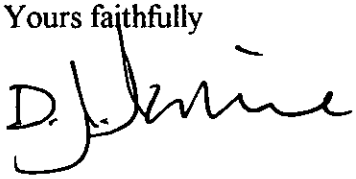
I note that the proposed number of flats has been reduced to six but this change does not adequately deal with the points raised in my letter and comments of 5 January 2003 for the following reasons: -

1. I believe that the lower limit of the density range proposed by the Consolidated Modified Local Plan (CMPL) should be the target for this site in order to fit with the density of the adjacent housing. It is in order to achieve this blending that the CMPL gives a range of densities. Four flats is the maximum that should be allowed.
2. The car parking is not adequate for the proposed number of flats. Seven spaces are shown whereas the CMPL requires nine (i.e. 6x 1.5 per flat = 9). This makes no provision for visitors while the previous application suggested two extra spaces would be needed for this purpose. I suggest twelve spaces is the minimum, which are a sensible provision in Rectory Road, which has a significant traffic flow and very limited on-street parking.
3. Highway safety is a concern for the above reasons and the siting of the additional turning traffic close to a busy tee junction.
4. Loss of light to 14 Barkhart Drive remains a concern since the three-story element of the block has been moved 3.5 metres further west of the previous line thus causing even more blockage to my daylight than the scheme to which I have already objected.
5. Overshadowing/Overlooking remains a concern for both the reason given in 4 above and that the rear of the building has been rotated in a clockwise direction in plan so that the rear windows have a clearer sight line towards 14 Barkhart Drive.

6. Noise and Disturbance remains a concern since 6 dwellings proposed on this limited site previously occupied by a single dwelling will cause unacceptable additional noise and disturbance close to existing occupiers.

Please keep me informed of the next stage in this matter.

Yours faithfully



D.J.Irvine

Obs

Auto

CG & D Saunders
9 Barkhart Drive
Wokingham
RG40 1TW

12 October 2003

Enviromental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
RG40 1WR

Ref: Angela Odell

Dear Ms Odell,

Revised Plans Notification
Planning Application 0/2002/8188, 44 Rectory Road, Wokingham

We refer to your letter of 26 September 2003 regarding the above revision. We would reiterate our objection to the application made on 8th January of which a copy is attached. Despite the alteration there will still be a detrimental effect to the residential amenities with a high building rather than the trees currently on view. Again, once outline planning permission is granted, amendments could be made, possibly extending the building and causing further detrimental effects to the surrounding area.

Again, as far as Highway safety is concerned, the prospect of at least another 6 cars entering and exiting what is already a busy and dangerous corner, is of great concern. The speed limit along Rectory Road and Wiltshire Road is rarely observed and the proposal will greatly increase the possibility of accidents at that corner.

We again urge you to reject this application.

Yours faithfully

CG & D Saunders

CG & D Saunders

CG & D Saunders
9 Barkhart Drive
Wokingham
RG40 1TW

8 January 2003

Environmental Services Department
Planning Services
P O Box 157
Shute End
Wokingham
RG40 1WR

Ref: Angela Odell 0/2002/8188

Dear Sirs,

Planning Application 0/2002/8188, 44 Rectory Road, Wokingham

We refer to your letter of 23 December 2002 received on 31 December regarding the above Planning Application. Your notice specifies 44 Rectory Road whereas the Martin & Pole letter is headed 40 Rectory Road. We assume that this is a mistake by the agents and not an application for those premises as well as No.44.

According to the letter from Martin & Pole, page 2, regarding 42 Rectory Road, there are no windows on the side elevation of that property, whereas there is at least one window on view as can be seen from the photograph enclosed with the plans.

The proposal is for outline planning at present and gives no indication of the height of the new building. However, as the application is for 6/8 flats or 3 maisonettes, it seems evident that the building will extend to 3 floors. As the building line will have to be taken back a considerable way, there will be a detrimental effect to the residential amenity with a view of a high building rather than the trees currently on view. It may be that once outline planning is granted, amendments could be made, possibly extending the building and causing further detrimental effects to the surrounding area.

As far as Highway safety is concerned, the prospect of at least 8 cars entering and exiting what is already a busy and dangerous corner, is of great concern. The speed limit along Rectory Road joining Wiltshire Road is rarely observed and the proposal will greatly increase the danger of accidents at that corner.

We would remind you of a previous planning decision regarding No. 9 Wiltshire Road, which is situated on the junction. The planning department stipulated that only one residence could be erected because of the busy nature of the junction. The Council's survey on pollution stated that this junction was one of the most polluted areas. The additional cars would add considerably to the pollution, noise and disturbance to the existing residents of Barkhart Drive.

We strongly urge you to reject this application.

Yours faithfully

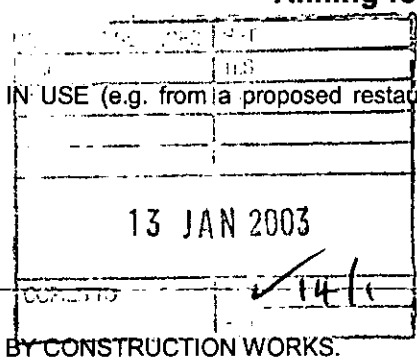
CG & D Saunders

Copy to Iain Brown, Councillor

PLANNING APPLICATION COMMENTS SHEET
FOR O/2002/8188. (Case Officer:Angela Odell)
PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT.**

WOKINGHAM UNITARY
Aiming for Excellence

THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
DESIGN, APPEARANCE AND LAYOUT.
HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).



THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
LOSS OF VIEW OVER OTHER LAND.
EFFECT ON PROPERTY VALUES.
POTENTIAL INCONVENIENCE, NOISE AND DISTURBANCE CAUSED BY CONSTRUCTION WORKS.
MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, music licensing).
MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of a similar nature in the area).
THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk
(Please remember to include your postal address in any comments made by E-mail)

COMMENTS ON APPLICATION: O/2002/8188

YOUR NAME: Mr Nicholas & Mrs Sue Colbourn

YOUR ADDRESS: ***(Please check these details & amend if incorrect)***
33 Rectory Road
Wokingham
RG40 1DP

PLEASE RETURN YOUR COMPLETED FORM TO:

Environmental Services Department,
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☑
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☐

Comments:

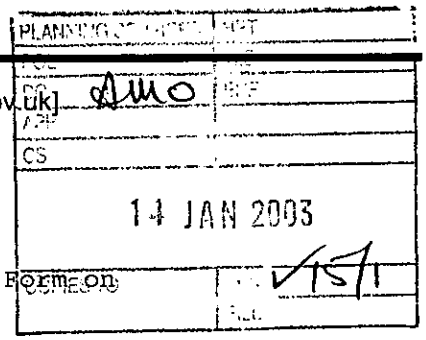
Our main concern regarding this application is the extra volume of traffic which will undoubtedly arise from the building of eight flats. A further eight - sixteen cars converging into the flow of traffic will obviously have an impact on an already busy road. The position of the driveway in relation to

Continue over the page if more room required

our own (directly opposite) would no doubt present its own problems, but – more importantly – in relation to the divergence of traffic at the end of Rectory Road and into Wiltshire Road is of particular note. There is little room for manoeuvre there, to move from one lane to the other.

OBJ

Carol Hurst



From: Easy Site Administrator [pauline.davis@wokingham.gov.uk]
Sent: 14 January 2003 21:43
To: development.control@wokingham.gov.uk
Subject: Feedback Received : Standard Enquiry

The following information was sent from the Standard Enquiry Form on 1/14/03 9:42:35 PM

What do you want to do?: Object

Planning application number: 0/2002/8188

Your comments

I believe the congestion on Rectory Rd is such that it would be foolish to add a further 8 dwellings coming directly onto the road and so close to the T junction.
One may well assume eight extra dwellings could incur 16 cars should the dwellings be purchased by couples which is more than likely as they will be too expensive for single people. Also visitors would add to the car load. Rectory Rd is gridlocked in the morning I should know I live on the road and have done for 13 years. The traffic is somewhat overwhelming at the best of times. Please do not add to it in this manner. I think the balance of houses and flats is probably ok at the moment but to shift it towards flats would possibly alter the feel of Wokingham which currently still retains much of its original charm which it is in danger of losing.

Name : Mrs Wendy Butler

Address

Eadtmead
35 Rectory Rd
Wokingham

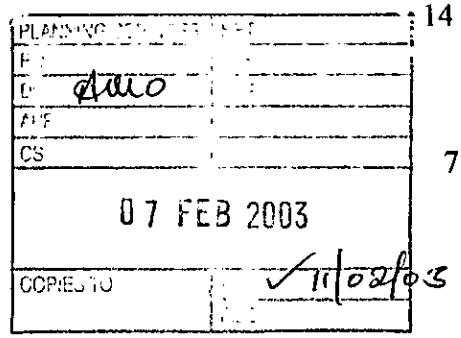
Postcode : RG40 1DP

Telephone : 07946344615

Email Address : butler4ceramix@ntlworld.com

088

14 Barkhart Drive
Wokingham
Berks
RG40 1TW
7 February 2003



Environmental Services Department
Planning Services
P.O. Box 157
Wokingham
Berks
RG40 1WR

FAO Angela Odell

Dear Sirs

PLANNING APPLICATION 0/2002/8188 FOR 44 RECTORY ROAD

I refer to the Additional Plans for the above site (enclosed with Martin and Pole letter to you dated 24 January 2003).

Neither the letter nor the plans do anything to deal with the objections I raised in my letter to you of 5 January 2003. In fact they confirm my fears that it is proposed to build a three storey building in the middle of, and in close proximity, to an area of two storey dwellings. This will make it out of scale with its surroundings.

Also, it is proposed to locate the new building right on the edge of my property and immediately to the south. Since the building is proposed to be three stories this will excessively cut down my access to daylight and sunlight. This effect will be exacerbated by the fact that my property is downhill from the new building on a north facing slope. You will recognise that the shadowing effect on me is considerable.

The new plans do nothing to deal with the other objections in my earlier letter, namely :-

1. The proposed development exceeds the recommended standards for density of dwellings per hectare.
2. The proposed number of car parking spaces is insufficient. The suggestion that the developer could be allowed to buy out his obligation to provide proper and adequate parking space is not acceptable.
3. The road safety issues that will arise from the location of such a large development so close to a busy road junction
4. The location of so many dwellings in a mass immediately adjacent to my property will cause additional noise and disturbance, which is not acceptable.

Please keep me informed of the next stage in this matter.

Yours faithfully

D.J.Irvine

PLANNING APPLICATION COMMENTS SHEET
FOR O/2002/8188. (Case Officer:Angela Odell)
PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT.**

WOKINGHAM UNITARY
Aiming for Excellence

THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
DESIGN, APPEARANCE AND LAYOUT.
HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).

07 JAN 2002
COMMENTS 10/1/02
FILE

THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
LOSS OF VIEW OVER OTHER LAND.
EFFECT ON PROPERTY VALUES.
POTENTIAL INCONVENIENCE, NOISE AND DISTURBANCE CAUSED BY CONSTRUCTION WORKS.
MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, music licensing).
MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of a similar nature in the area).
THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk
(Please remember to include your postal address in any comments made by E-mail)

COMMENTS ON APPLICATION: O/2002/8188

YOUR NAME: D. J. IRVINE

YOUR ADDRESS: ***(Please check these details & amend if incorrect)***
14 Barkhart Drive
Wokingham
RG40 1TN

PLEASE RETURN YOUR COMPLETED FORM TO:

Environmental Services Department,
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

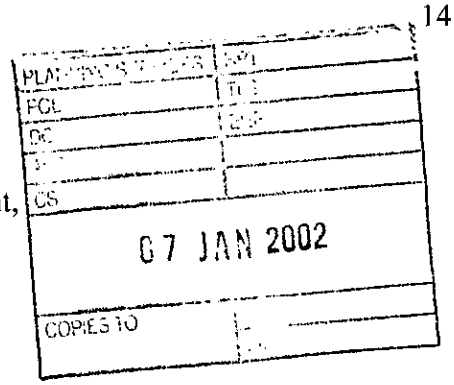
I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☑
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☐

Comments: This application seeks to develop a small plot at a density of dwellings which is far in excess of limits currently under discussion in the proposed Consolidated Modified Local Plan, which itself has yet to be ratified.
If allowed this proposal would adversely affect local residents to a serious degree and would reduce the general quality of the environment in the area.
See also attached two sheets of comments

Continue over the page if more room required

POSITIVE ABOUT DISABLED PEOPLE
INVESTOR IN PEOPLE

14 Barkhart Drive
Wokingham
Berks.
RG40 1TW
5 January 2003



Environmental Services Department,
Planning Services,
P.O. Box 157,
Shute End,
Wokingham,
Berks.
RG40 1WR

Your ref: Angela Odell 0/2002/8188

Dear Sirs

PLANNING APPLICATION 0/2002/8188 FOR 44 RECTORY ROAD

I enclose herewith my comments on the above application. These are given on the completed form plus two additional sheets.

I must point out that since you posted the notice of application on the 23 December 2002, delays in the mail over the Christmas period meant that it was not delivered until the eve of the New Year. As a result the 21-day period for comment has been significantly reduced which has put objectors at a disadvantage.

Please keep me informed of the next stage in this matter.

Yours faithfully

D.J Irvine

D.J.Irvine
14 Barkhart Drive
Wokingham
Berks.
RG40 1TW

COMMENTS ON PLANNING APPLICATION 0/2002/8188 RE. PROPOSED DEVELOPMENT AT 44 RECTORY ROAD

General

The covering letter dated 12.12.02 from Martin and Pole to the Wokingham District Planning Officer is headed 40, Rectory Road. I assume this is a mistake and the letter should have referred to 44, Rectory Road.

Design, Planning and Appearance

No elevations or pictorial sketches have been provided.

However, the proposed development appears far too large for the size of the plot for the following reasons: -

1 The proposal is for 8 flats, which is 61.5 dwellings per hectare. This exceeds by over 20% the upper limit of 50 dwellings per hectare given in the proposed Consolidated Modified Local Plan (CMLP) as quoted in the M & P letter. Since the latter figure was given by M & P as justification for the sizing of the development I assume M & P have made a mistake and the Planning Officer will reject the application as it does not comply with the CMLP.

2 The present incorrect proposal will presumably be three stories whereas the surrounding properties are two stories. Consequently the proposed building is out of scale with its surroundings. The proposal is unacceptable for this reason. Any new building on this site should not exceed the height of the existing and the density of development should not exceed the CMPL lower limit of 30 dwellings per hectare i.e. 4 flats is the maximum.

3 The number of car parking spaces provided for the incorrect proposal is insufficient for the number of dwellings intended. Only 8 are proposed for residents, plus 2 for visitors. The CMPL apparently requires a minimum of 12 for residents (i.e. 1.5 per dwelling), plus presumably 2 minimum for visitors.

Even this number is too low for new dwellings in Wokingham. The Parker Morris Report in 1961 required 2 per dwelling, which would result in 16 spaces for residents. In fact since 1961 car use has exceeded expectations and a higher rate than 2 spaces per dwelling should now be considered

4. In view of the limited street parking space available in Rectory Road the lack of car parking provision in this scheme is a serious concern and could lead to potential safety hazards on a busy road.However, it should be noted

that the proposed number of car park spaces will be suitable if the number of flats is reduced to 4 as suggested above.

Highway Safety

In addition to the points raised above the incorrect proposal will lead to additional traffic turning onto a very busy road adjacent to an existing tee junction. This is an obvious safety hazard.

Loss of light to 14 Barkhart Drive

The incorrect proposal shows the rear face of the new building moved towards No.14 by more than 11 metres measured from the face of the existing two-storey structure. This makes it level with the boundary to No. 14.

Since the new building will also be higher than the existing buildings and will lie to the south of No.14, it will cause serious loss of sunlight to the house and garden of No. 14 as a consequence. For this reason the proposal should be rejected.

Overshadowing/Overlooking

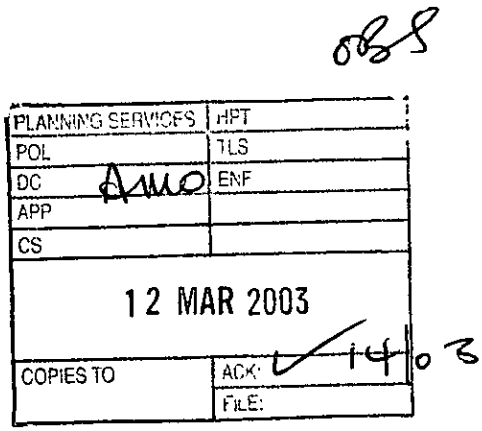
As noted above, the new building will be higher and much closer to No. 14 than the existing. As a result it will over look the rear bedrooms, lounge and garden of No.14 to an unacceptable degree. This is not acceptable and the proposal should be rejected for this reason.

Noise and Disturbance

The 8 dwellings proposed on this limited site previously occupied by a single dwelling will cause unacceptable additional noise and disturbance close to existing occupiers.

Mrs A Lewis
27 Tamarisk Rise
Wokingham
Berkshire
RG40 1WG

11 March 2003



Dear Ms Circuit/ Ms Odell

F/2003/8358 – 4, 6 and 6a Glebelands Road, Wokingham – Emy Circuit
F/2002/7745 – 24 Rectory Road and 1 Glebelands Road, Wokingham – Emy Circuit
F/2002/8188 - 44 Rectory Road, Wokingham – Angela Odell

The planning applications above all require the demolition of the existing properties with the replacement of 22/16, 14 and 8 flats/apartments respectively.

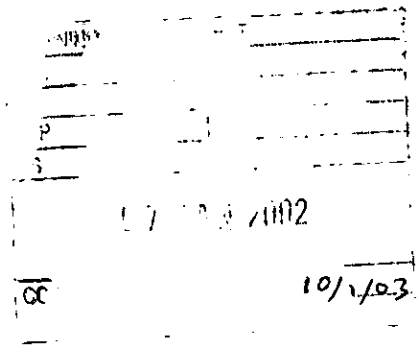
In considering acceptance of these proposals it is important to consider the overall dynamics of these changes.

1. Rectory and Glebelands Road are arguably two of the more prestigious Roads in Wokingham, where esteemed accommodation close to the town centre is few and far between, do we as a town want to restrict wealth coming into the area.
2. The original six buildings, would arguably have six families occupy these residences, however the replacement buildings would increase the population in the town centre, a minimum of 60 with sole occupancy, maybe as many as 120 with duo residency.
3. The 38 dwellings/flats, consist of elderly "affordable accommodation" residences with a minimum age of 55, although there would be no impact on schooling, the medical / welfare requirements would substantially increase in the immediate area.
4. Arguably the increased residency would **further** congest the traffic through and around the town centre.
5. The properties that have to be demolished to make way for the flats appear to be of sound quality and are aesthetically in keeping with the value and standing of the other properties in this area.
6. Subsequently the removal of these grand larger houses will probably have the knock on effect of the remaining neighbouring larger houses going in the same way, by overall value and desirability of these remaining neighbouring houses falling.

Yours sincerely

Amanda Lewis (Mrs)

cc. Mrs Marian Robertson, Norreys Ward, Wokingham



15 Barkhart Drive
Wokingham
Berks.
RG40 1TW
6 January 2003

Environmental Services Department,
Planning Services,
P.O. Box 157,
Shute End,
Wokingham,
Berks.
RG40 1WR

Your ref Angela Odell 0/2002/8188

Dear Sirs

PLANNING APPLICATION 0/2002/8188 FOR 44 RECTORY ROAD

With reference to the above planning application, please find listed below my comments.

Loss of light: My rear garden is very small which I have found acceptable because of the beautiful situation of my home so close to the town but not over looked, so to have a block of flats built within a few yards of my home would be totally unacceptable. My garden is south facing and at the moment very nice & sunny but if a block of flats were to be located behind my property I would lose the sun & light.

Privacy: My garden is totally private at the moment, if a block of 8 flats should be built I would be totally overlooked especially if they were more than two stories high as most of the blocks of flats in the vicinity are three stories high, my sitting room, dining room and two of my bedrooms would be affected.

Noise: 8 flats on this site previously occupied by a single dwelling would cause unacceptable noise & disturbance.

Highway Safety: The position of 44 Rectory Road is: -

a. On a very busy road with access to the property very dangerous as traffic moves very quickly on this road
b. There is a tee junction immediately after the entrance to the property which must cause a hazard with residents of 8 properties trying to cross lanes or even just joining the flow of traffic

Finally I would like to draw to your attention the fact that the heart of Wokingham is in danger

of being destroyed if we lose these large detached houses & gardens which give the town such character and maturity.

I look forward to hearing from you

Yours faithfully

V. M. Faggetter

Mrs. V M Faggetter

0838

AWO

15 Barkhart Drive
Wokingham
Berks
RG40 1TW

14/2/03

February 5, 2003

Environmental Services Department,
Planning Services,
P.O. Box 157,
Shute End,
Wokingham,
Berks.
RG40 1WR

Your ref Angela Odell 0/2002/8188

Dear Sirs

PLANNING APPLICATION 0/2002/8188 FOR 44 RECTORY ROAD

With reference to the above revised/additional planning application, please find listed below my comments.

Loss of light: The plans show the new building considerably closer to my property than the present building. They show three floors with a much higher roofline than the existing building in order to accommodate two flats on the second floor. This will adversely affect the view and light of my property.

Privacy: My garden is totally private at present; the new plans show the rear elevation of the new building to be three stories high with a large number of windows to the rear. This will mean that the first floor and particularly the second floor flats will overlook the rear of my property, causing a significant loss of privacy to my sitting room, dining room, the two main bedrooms and garden.

Noise: Eight dwellings on a site previously occupied by a single dwelling would cause increased noise & disturbance.

Parking: There appears to be a severe lack of parking spaces within the property, where will the overflow park? As Rectory road is a very busy road I would assume more parking restrictions would need to be imposed in order to reduce traffic problems.

Devaluation: If this development is allowed to proceed it will reduce the value of my property. Will I also receive a reduction in my council tax to reflect this?

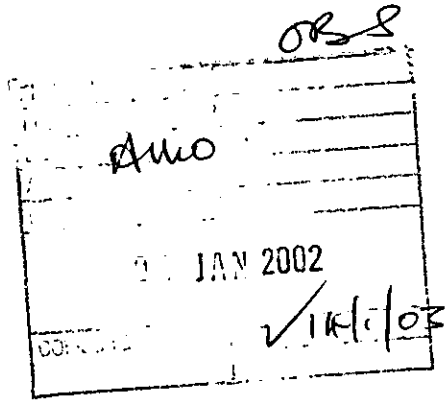
Finally once again I would like to draw to your attention the fact that the heart of Wokingham is in danger of being destroyed if we lose these large detached houses & gardens which give the town such character and maturity.

I wait to hear from you

Yours faithfully

Vera Faggetter

Mrs. V M Faggetter



CG & D Saunders
9 Barkhart Drive
Wokingham
RG40 1TW

8 January 2003

Environmental Services Department
Planning Services
P O Box 157
Shute End
Wokingham
RG40 1WR

Ref: Angela Odell 0/2002/8188

Dear Sirs,

Planning Application 0/2002/8188, 44 Rectory Road, Wokingham

We refer to your letter of 23 December 2002 received on 31 December regarding the above Planning Application. Your notice specifies 44 Rectory Road whereas the Martin & Pole letter is headed 40 Rectory Road. We assume that this is a mistake by the agents and not an application for those premises as well as No.44.

According to the letter from Martin & Pole, page 2, regarding 42 Rectory Road, there are no windows on the side elevation of that property, whereas there is at least one window on view as can be seen from the photograph enclosed with the plans.

The proposal is for outline planning at present and gives no indication of the height of the new building. However, as the application is for 6/8 flats or 3 maisonettes, it seems evident that the building will extend to 3 floors. As the building line will have to be taken back a considerable way, there will be a detrimental effect to the residential amenity with a view of a high building rather than the trees currently on view. It may be that once outline planning is granted, amendments could be made, possibly extending the building and causing further detrimental effects to the surrounding area.

As far as Highway safety is concerned, the prospect of at least 8 cars entering and exiting what is already a busy and dangerous corner, is of great concern. The speed limit along Rectory Road joining Wiltshire Road is rarely observed and the proposal will greatly increase the danger of accidents at that corner.

We would remind you of a previous planning decision regarding No. 9 Wiltshire Road, which is situated on the junction. The planning department stipulated that only one residence could be erected because of the busy nature of the junction. The Council's survey on pollution stated that this junction was one of the most polluted areas. The additional cars would add considerably to the pollution, noise and disturbance to the existing residents of Barkhart Drive.

We strongly urge you to reject this application.

Yours faithfully

D. Saunders (Mrs)
CG & D Saunders

Copy to Iain Brown, Councillor

OBR

PLANNING SERVICES	
POL	
DC AMO	
APP	
CS	
10 JAN 2003	
COPIES TO	✓ 14/1

G. J. J. JAYNE
10 BARKHART DRIVE
WOKINGHAM
BERKS RG40 1TW
9/1/2003

Dear Sirs

Planning Application 0/2002/8188. 44 Rectory Road, Wokingham

With reference to your letter of 23/12/2002, we offer the following comments :-

1. The proposal is for 8 flats, the layout of which is undisclosed. Buildings in this part of the town a 2 storey but it appears that a 3 storey building would be necessary to accomodate this number of flats. Such a building would be out of character and would result in both overlooking and seriously restricting light to adjacent properties.

2. The density of building on the site significantly exceeds the recommended maximum of 50 dwellings per hectare for such developments

3. Parking space is inadequate for the proposed 8 flats unless they are one bedroomed flats. Otherwise, the recommended minima are 1.5 spaces/flat for 2 bedroomed units and 2 spaces/flat for 3 bedroomed units. Additional parking space should be allowed for visitors, delivery vans and occasional workmen since there is little additional parking space in the vicinity.

4. Highway safety is a matter of serious concern in this proposal. The plot of land in question is adjacent to a busy road junction. Apart from extra pollution and noise that this proposal would entail an increase in traffic in and out of this plot would result in a significant increase in safety hazard. There have already been several accidents at this junction and the council have recognised this danger by allowing only one residence to be built at No 9 Wiltshire Road.

Based upon the above comments we urge that the proposal be rejected.

Yours sincerely,

G J J + A J Jayne

c.c. Iain Brown, Councillor.

PLANNING APPLICATION COMMENTS SHEET FOR O/2002/8188. (Case Officer:Angela Odell)

PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT.**

WOKINGHAM UNITARY
Aiming for Excellence

THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
DESIGN, APPEARANCE AND LAYOUT.
HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).

THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
LOSS OF VIEW OVER OTHER LAND.
EFFECT ON PROPERTY VALUES.
POTENTIAL INCONVENIENCE, NOISE AND DISTURBANCE CAUSED BY CONSTRUCTION WORKS.
MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, music licensing).
MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of a similar nature in the area).
THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

PLANNING
PO
14 JAN 2003
COPIES TO 15/1

COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk
(Please remember to include your postal address in any comments made by E-mail)

COMMENTS ON APPLICATION: O/2002/8188

YOUR NAME: MR+MRS JAYNE

YOUR ADDRESS: ***(Please check these details & amend if incorrect)***
10 Barkhart Drive
Wokingham
RG40 ~~1TN~~ 1TW

PLEASE RETURN YOUR COMPLETED FORM TO:

Environmental Services Department,
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☑
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☑

Comments:
ADDITIONAL TO MR. G.J.J. JAYNES LETTER DATED 9/1/2003:-
The need for an Injuction Order to the ~~Deve~~ Developer of No 44 for the preservation of (guarding the privacy of Nos 12, 11 and 10 Barkhart Drive) the shrubs/trees ~~at~~ present existing both in the front/top side of No. 44's garden and in the land behind Nos. 12 and 11 Barkhart Drive.

Continue over the page if more room required

PLANNING APPLICATION COMMENTS SHEET
FOR O/2002/8188. (Case Officer:Angela Odell)
PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT.**

WOKINGHAM UNITARY
Aiming for Excellence

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PLANNING SERVICES HPT
DC
APP
CS
13 JAN 2003
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14/01/03

THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
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COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk
(Please remember to include your postal address in any comments made by E-mail)

COMMENTS ON APPLICATION: O/2002/8188

YOUR NAME: JAMES COOPER

YOUR ADDRESS: ***(Please check these details & amend if incorrect)***
12 Barkhart Drive
Wokingham
RG40 1TN

PLEASE RETURN YOUR COMPLETED FORM TO:

Environmental Services Department,
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☑
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☐

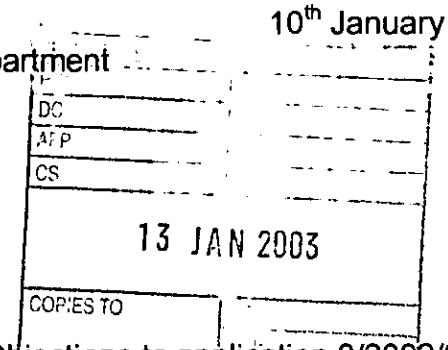
Comments:
please find attached comments

Continue over the page if more room required

12 Barkhart Drive
Wokingham
Berks RG40 1TW

10th January 2003

Environmental Services Department
Planning Services
PO.Box 157
Shute End
Wokingham
Berks RG40 1WR



Objections to application 0/2002/8188

Dear Sir,

I would like to raise the following objections to the proposed development application at 44 Rectory Road Wokingham - application 0/2002/8188

In General
When we initially purchased our house, which is adjacent to the proposed development, we did so mainly based on it's location. Which was a quiet residential area on all sides, we would not have bought the house if it were overlooked by a large block of flats, as this proposal suggests.

It is not clear from the plans what the planned elevation of the property is. However as the proposal is for 8 flats, it is anticipated that this structure will be much higher than the current buildings occupying this area.

I believe that the placement of such a large block of flats, will fundamentally change the nature of this mature residential area of Wokingham – which once lost cannot be recreated.

Specific Objections

1. Loss Of Privacy and Light
This development will have the effect of us being overlooked on both our front and rear gardens. Something which does not happen now, and drastically changes the nature of our house and living space. Making it much less attractive to us as it lowers our quality of life.

It would also appear from the plans that not only would we be overshadowed with a loss of privacy, but we would also have a loss of light as well to our property. As such we ask for the proposal to be rejected, as the CMLP directs minimising any adverse impact on adjoining buildings.

2. Design not in accordance with legislation
In the plans submitted so far, there would appear to be some discrepancy between the size of the building and the size of plot, compared to the

Consolidated Modified Local Plan (CMLP). In that I believe the CMLP has an upper limit of 50 dwellings per hectare. Whereas the proposal of 8 flats in this plot has 61.5 dwellings per hectare. This is some 20% in excess of the regulation.

Hence this proposal does not meet with legislation, and as such should be rejected.

3. Car parking
The number of car parking spaces provided is stated as some 8 for the residents and 2 for visitors. This is some two thirds of the requirement in the CMLP, which would require 12 for residents and 2 for visitors.

Thus as Wokingham has a higher rather than lower number of cars per household, it would be envisioned to add to the number of cars parked in Rectory road. As you know this is a very busy road and has all its car parking spaces usually fully occupied now. This must then cause a road safety problem to this area.

4. Road Safety
In addition to the envisioned extra cars looking for parking in Rectory Road, There is the issue of many cars turning into and out of the entrance onto a very busy and dangerous road junction. This must cause an obvious safety hazard, as in contrast to the Martin & Pole submission visibility at this entrance as the previous occupants stated, is not good when leaving the site.

5. Noise and Disturbance
As the proposal is for the existing single occupancy building to be replaced by one of eight sets of occupants, with their associated cars. There must be a considerable increase in the noise and disturbance that we suffer, as our house immediately adjoins the property.

In Conclusion
I notice form the detail of the Martin & Pole submission that they claim that these flats will provide some affordable housing benefit to the town.
However if looking at the costs of flats in past developments such as this, they can be seen to be premium priced, rather than low priced.

Could I ask to be kept informed of developments in this matter

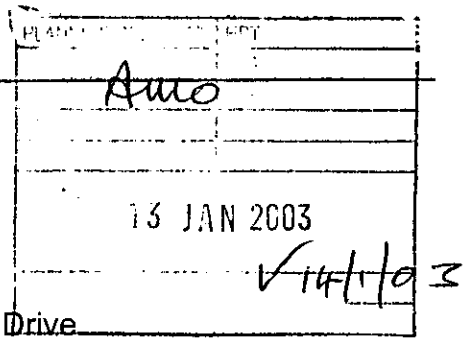
Yours Sincerely.



James Cooper

0688

Carol Hurst



From: Jim Cooper [jim.cooper2@ntlworld.com]
Sent: 10 January 2003 18:16
To: development.control@wokingham.gov.uk
Subject: Objections to planning application 0/2002/8188

12 Barkhart Drive
Wokingham
Berks RG40 1TW

10th January 2003

Environmental Services Department
Planning Services
PO.Box 157
Shute End
Wokingham
Berks RG40 1WR

Objections to application 0/2002/8188

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adjoining buildings.

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Thus as Wokingham has a higher rather than lower number of cars per household, it would be envisioned to add to the number of cars parked in Rectory road. As you know this is a very busy road and has all its car parking spaces usually fully occupied now. This must then cause a road safety problem to this area.

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James Cooper

I attach a word document of the content of this email as well

12 Barkhart Drive
Wokingham
Berks RG40 1TW

10th January 2003

Environmental Services Department
Planning Services
PO.Box 157
Shute End
Wokingham
Berks RG40 1WR

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However if looking at the costs of flats in past developments such as this, they can be seen to be premium priced, rather than low priced.

Could I ask to be kept informed of developments in this matter

Yours Sincerely.

James Cooper

0B8

12 Barkhart Drive
Wokingham
Berks RG40 1TW

PLANNING SERVICES | HPT
DC Amo | TLS
CS
07 FEB 2003
COPIES TO | V 11/02/03

7th February 2003

Environmental Services Department
Planning Services
PO. Box 157
Shute End
Wokingham
Berks RG40 1WR

Objections to application 0/2002/8188 – Revised / Additional Plans

Dear Angela Odell,

I would like to raise the following objections to the proposed development application at 44 Rectory Road Wokingham - application 0/2002/8188 – Revised / Additional Plans

In General
When we initially purchased our house, which is adjacent to the proposed development, we did so mainly based on it's location. Which is a quiet residential area on all sides with our house being totally secluded - in that no house overlooked us at all. This I have to state is still very important to us.

It is now clear from the plans that the planned elevation of the property is three storeys which is much higher than the current building occupying this area. This will result is us being overlooked and in the shadow of a large block of flats, if this proposal goes ahead.

As such we would not have bought the house if this development was in place originally. Further I believe that the placement of such a large block of flats, will fundamentally change the nature of this mature residential area of Wokingham – which once lost cannot be recreated.

Specific Objections

1. Loss Of Privacy and Light
This development will have the effect of us being overlooked on both our front and rear gardens. Something which does not happen now, and drastically changes the nature of our house and living space. Making it much less attractive to us as it lowers our quality of life.

It can also now be seen from the plans that not only would we be overshadowed with a loss of privacy, but we would also suffer a loss of light as well to our property. As the actual placement and height of this three storey block is such that we would lose sunshine to both the house and front and back gardens as the sun tracks across the sky.

As such we ask for the proposal to be rejected, as the CMLP directs minimising any adverse impact on adjoining buildings.

2. Design not in accordance with legislation
In the plans submitted so far, there would appear to be some discrepancy between the size of the building and the size of plot, compared to the Consolidated Modified Local Plan (CMLP). In that I believe the CMLP has an upper limit of 50 dwellings per hectare. Whereas the proposal of 8 flats in this plot has 61.5 dwellings per hectare. This is some 20% in excess of the regulation.

Hence this proposal does not meet with legislation, and as such should be rejected.

3. Car parking
The number of car parking spaces provided is stated as some 8 for the residents and 2 for visitors. This is some two thirds of the requirement in the CMLP, which would require 12 spaces for residents and 2 for visitors.

Thus as Wokingham has a higher rather than lower number of cars per household, it would be envisioned to add to the number of cars parked in Rectory road. As you know this is a very busy road and has all its car parking spaces usually fully occupied now. This must then cause a road safety problem to this area.

4. Road Safety
In addition to the envisioned extra cars looking for parking in Rectory Road, There is the issue of many cars turning into and out of the entrance onto a very busy and dangerous road junction. This must cause an obvious safety hazard, as in contrast to the Martin & Pole submission visibility at this entrance as the previous occupants stated, is poor when leaving the site.

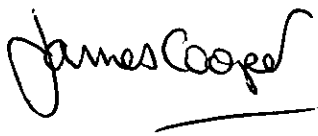
5. Noise and Disturbance
As the proposal is for the existing single occupancy building to be replaced by one of eight sets of occupants, with their associated cars. There must be a considerable increase in the noise and disturbance that we suffer, as our house immediately adjoins the property.

In Conclusion
I notice form the detail of the Martin & Pole submission that they claim that these flats will provide some affordable housing benefit to the town. However if looking at the costs of flats in past developments such as this, they can be seen to be premium priced, rather than low priced.

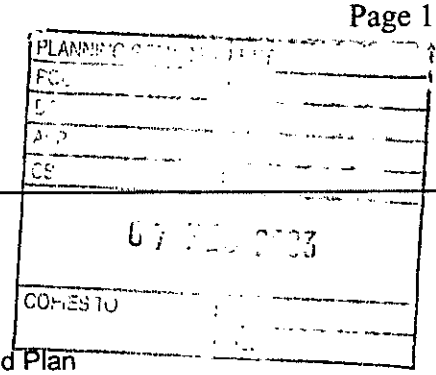
Further should this proposal be accepted, I would ask your advice as to how we could determine a value to the drastic loss of light and privacy to our house and garden, or is this more a civil rather than planning issue.

Could I ask to be kept informed of developments in this matter

Yours Sincerely.



James Cooper



Carol Hurst

From: Jim Coper [jim.cooper2@ntlworld.com]
Sent: 07 February 2003 13:18
To: development.control@wokingham.gov.uk
Subject: Objections to Planning application O/2002/8188 - Revised Plan

12 Barkhart Drive
Wokingham
Berks RG40 1TW

7th February 2003

Environmental Services Department
Planning Services
PO. Box 157
Shute End
Wokingham
Berks RG40 1WR

Objections to application 0/2002/8188 – Revised / Additional Plans

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It is now clear from the plans that the planned elevation of the property is three storeys which is much higher than the current building occupying this area. This will result is us being overlooked and in the shadow of a large block of flats, if this proposal goes ahead.

As such we would not have bought the house if this development was in place originally. Further I believe that the placement of such a large block of flats, will fundamentally change the nature of this mature residential area of Wokingham – which once lost cannot be recreated.

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This development will have the effect of us being overlooked on both our front and rear gardens. Something which does not happen now, and drastically changes the nature of our house and living space. Making it much less attractive to us as it lowers our quality of life.

It can also now be seen from the plans that not only would we be overshadowed with a loss

of privacy, but we would also suffer a loss of light as well to our property. As the actual placement and height of this three storey block is such that we would lose sunshine to both the house and front and back gardens as the sun tracks across the sky.

As such we ask for the proposal to be rejected, as the CMLP directs minimising any adverse impact on adjoining buildings.

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In addition to the envisioned extra cars looking for parking in Rectory Road, There is the issue of many cars turning into and out of the entrance onto a very busy and dangerous road junction. This must cause an obvious safety hazard, as in contrast to the Martin & Pole submission visibility at this entrance as the previous occupants stated, is poor when leaving the site.

5. Noise and Disturbance
As the proposal is for the existing single occupancy building to be replaced by one of eight sets of occupants, with their associated cars. There must be a considerable increase in the noise and disturbance that we suffer, as our house immediately adjoins the property, by some 10 metres or less.

In Conclusion
I notice form the detail of the Martin & Pole submission that they claim that these flats will provide some affordable housing benefit to the town.
However if looking at the costs of flats in past developments such as this, they can be seen to be premium priced, rather than low priced.

Further should this proposal be accepted, I would ask your advice as to how we could determine a value to the drastic loss of light and privacy to our house and garden, or is this more a civil rather than planning issue.

Could I ask to be kept informed of developments in this matter

Yours Sincerely.

James Cooper

PLANNING APPLICATION COMMENTS SHEET
FOR O/2002/8188. (Case Officer:Angela Odell)
PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT**.

WOKINGHAM UNITARY
Aiming for Excellence

THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
DESIGN, APPEARANCE AND LAYOUT.
HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).

THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
LOSS OF VIEW OVER OTHER LAND.
EFFECT ON PROPERTY VALUES.
POTENTIAL INCONVENIENCE, NOISE AND DISTURBANCE CAUSED BY CONSTRUCTION WORKS.
MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, music licensing).
MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of a similar nature in the area).
THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

14/1/03

COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk
(Please remember to include your postal address in any comments made by E-mail)

COMMENTS ON APPLICATION: O/2002/8188

YOUR NAME: PATRICK SMITH

YOUR ADDRESS: ***(Please check these details & amend if incorrect)***
16 Barkhart Drive
Wokingham
RG40 1TN

PLEASE RETURN YOUR COMPLETED FORM TO:

Environmental Services Department,
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☑
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☐

Comments: A THREE STOREY BLOCK OF FLATS IS TOTALLY OUT OF CHARACTER WITH THE SURROUNDING AREA. I DID NOT BUY MY HOUSE EXPECTING A BLOCK OF FLATS TO BE BUILT AT THE BOTTOM OF MY GARDEN. I WILL LOSE MUCH OF MY PRIVACY IN THE REAR GARDEN. PUTTING FLATS ON THIS SMALL PLOT8 RAISES THE PROBLEM

Continue over the page if more room required

P.T.O.

OF SECURITY IN HOUSES SITUATED IN BARKHART DRIVE. RECTORY ROAD IS ALREADY A VERY BUSY ROAD MORE LOCAL TRAFFIC IS NOT REQUIRED. IT WILL HAVE AN ADVERSE EFFECT ON PROPERTY PRICES SITUATED IN BARKHART DRIVE. WHY SHOULD THE RESIDENTS OF BARKHART DRIVE SUFFER FINANCIAL LOSS PLUS PERMANENT SPOILING OF A BEAUTIFUL AREA JUST SO SOMEBODY CAN MAKE A FAST BUCK. IM WOKINGHAM BORN AND BRED, I CAN TRACE MY FAMILEY BACK TO 1800'S WHAT IS HAPPENING TO WOKINGHAM MAKES ME SICK. THIS MANIC DESIRE TO COVER WOKINGHAM IN TARMAC ENABLING GREEDY INDIVIDUALS TO LINE THEIR OWN POCKETS AT THE EXPENSE OF OTHERS MAKES ME SICK !!! I WILL FIGHT THIS APPLICATION AS IT IS DEFENITELY NOT IN THE INTERESTS OF THE PEOPLE OF WOKINGHAM.

P A C

WORK SHEET FOR : Angela Odell

Application Number : O/2002/8188

Applicant : Mr A Bradley And Mr M Beswetherick C/O Martin & Pole.

Location : 44, Rectory Road, Wokingham, .
Proposal : Outline application for the proposed erection of 8 flats with parking. Demolition of existing dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		14.1.03

Date of Neighbour Notifications : .....

Date of Site Visit : 20.1.03

Date Registered : 13/12/2002

Earliest Date for Decision : 16/01/2003

Latest Consultation Date/Site Notice Expiry Date : 16/01/2003

This application will have expired on: 07/02/2003. 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 :

Planning Issues :

Application Number: O/2002/8188

Appraisal :

Refused at D.C. Committee 28.1.04
contrary to recommendation.

Recomendation : Approval: ☐ **Refusal:** ☒
(tick appropriate box)

Application Number O/2002/8188
~~Conditions~~/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			+ added informatives No. 3 (NB non-standard)
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:			

RECOMMENDATION AND CONDITIONS/REASONS AGREED: T E Watson
(Development Control Manager)

If any of the consultee's have requested a copy of the decision notice please list them below;

Date: 2/2/04

COMMITTEE REFUSAL
CONTRARY TO
OFFICERS RECOMMENDATION

1. Due to its siting close to the boundary of the site, the proposed car parking would cause unacceptable disturbance and loss of amenity to the adjacent residential property. The proposal would therefore be contrary to Loddon Area Local Plan Policy LBE2 and to Wokingham District Local Plan Policy (as agreed to be further modified) Policy WOS3.

2. Due to the siting and design of the proposed building and higher level of the land, the proposed development would have an unacceptable impact on adjacent residential property, including overlooking, resulting in unacceptable loss of amenity. The proposal would therefore be contrary to Loddon Area Local Plan Policy LBE2 and to Wokingham District Local Plan Policy (as agreed to be further modified) Policy WOS3.

RECORD OF SITE VISIT

SITE ADDRESS: 44 Rectory Road Wokingham .

APPLICATION NUMBER: O/2002/8188

OFFICER: Angela Odell

DATE OF SITE VISIT: 20.1.03

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes 14.1.03

2. DESCRIPTION OF SURROUNDINGS Detached & houses mainly on through road in established residential area.

3. DESCRIPTION OF SITE/BUILDING Detached house with attached flat roofed double garage at east side.

4. RELATIONSHIP TO ADJOINING PROPERTIES No. 42 has single flat roofed garage this side upto boundary. Window above in setback part of side elevation near rear. No. 12 Barkhart ~~Gardens~~ Drive has no windows this side, but rear bit is single storey with rear facing windows on gr. + 1st floors. Rears of Nos. 14 - 16 Barkhart ~~Gardens~~ Drive face rear garden of No. 44 and slightly angled towards it.

5. SITE CONSTRAINTS

TREES On front garden. trees/bushes to No. 42. + high wall rear garage.

ACCESS/PARKING from Rectory Rd into area of hardstanding with turning + garage.

LEVELS Land falls slightly to east. No. 12 Barkhart goes on lower land.

BOUNDARY TREATMENT tall conifers down rear part of rear side boundary with No. 42 R.R. and on short rear boundary with No. 38 R.R. chopped

OTHERS conifers (4m high?) and 1.8 m wall to r/o Nos 14 - 16 B. & D. tall laurels on boundary with 12 B. & D.

the development accorded with the policies contained within the adopted and emerging development plans, and that there were no material considerations which warranted a different decision being taken (set out in the Members' Update).

Members expressed concern at the retrospective nature of the application and requested that the Chairman write to the Council's Corporate Head of Property expressing this concern.

RESOLVED That Application F/2001/4707 be approved subject to the conditions set out on Agenda page 252.

Development Control Ref No:	Received	Parish	Ward	Listed by
O/2003/8188	13.12.03	Wokingham	Norreys	Cllr. Robertson

Applicant Mr. A Bradley and Mr. M Beswethick
Location 44 Rectory Road, Wokingham
Proposal Outline application for the proposed erection of 6 flats with parking. Demolition of existing dwelling.

FOR CONSIDERATION BY Development Control Committee on 28.01.2004
REPORT PREPARED BY Corporate Head of Planning

SUMMARY

1. This application was considered by the Development Control Committee at the Meeting on 7 January 2004, when a decision was deferred for a Members' site visit. The purpose of the visit was to allow Members to consider the effect of the proposed development in relation to the safety of the access, siting of the proposed building and privacy of neighbouring properties. The site visit is scheduled to take place on 23 January 2004 and any issues arising from it will be reported to the committee on the Members' Update.

2. The following information was on the Members' Update for 7 January Committee:

Corrections to report for 7 January Committee

- Page 187 of the agenda - change 'F/2003/8188' to "O/2003/8188" at top of report.
- Page 191 of agenda – Comments of Access and Movement Officer, should read "5 vehicles per hour" not '5 vehicles per house'.

Additional consultations

2 additional letters of objection have received. Points as already covered in the agenda report. Main points are inadequate parking, highway safety problems, density still too high, overlooking and noise and disturbance during construction.

3. The attached indicative floor plans should have been attached to the agenda report for the 7 January Committee. Please note that all references in the attached report to 'Barkhart Gardens' should be changed to 'Barkhart Drive'.

4. The applicant's consultant has asked for the approval of siting to include the position of the first and second floors as well as the footprint shown on the site layout drawing. It is recommended that this be agreed and be secured by the following additional condition No. 19:

The siting hereby approved includes position of the rear elevations of the first and second floors of the building hereby approved as shown on site plan No. 30751/05/C. *Reason: To safeguard the residential amenities of the occupiers of neighbouring properties.*

RECOMMENDATION: GRANT PLANNING PERMISSION subject to conditions as set out on pages 187-190 of the agenda for the 7 January meeting of the Development Control Committee and additional condition No. 19 as set out above.

Held by Planning Reception	**Dept** Development Control
Telephone No 0118 974 6428/6429	**Email** development.control@wokingham.gov.uk
Date 19 January 2004	**Author** Angela Odell

NB All reports seek to identify environmental, community safety, customer care and equal opportunities implications. Consultation with residents and organisations which has or is about to take place, will also be reported.

Development Control Ref No:	Received	Parish	Ward	Listed by
F/2003/8188	13.12.03	Wokingham	Norreys	Cllr. Robertson

Applicant Mr. A Bradley and Mr. M Beswethick
Location 44 Rectory Road, Wokingham
Proposal Outline application for the proposed erection of 6 flats with parking. Demolition of existing dwelling.

FOR CONSIDERATION BY Development Control Committee
REPORT PREPARED BY Corporate Head of Planning

SUMMARY
The application is in outline with means of access and siting to be determined. Revised illustrative floor plans and a street scene showing 6 x 2 bedroom flats have also been submitted. These show 3 flats on the ground floor, 2 on the first floor and 1 on the second floor. The illustrative street scene elevation shows the proposed building would be 8.5m. high at the western end and 7.2m. high at the eastern end. The revised layout plan shows 7 car parking spaces and bin and cycle stores. A tree survey has also been submitted. Original plans were for 8 flats in a building illustrated to be up to 10.4m. high.

The application has been listed by Councillor Robertson due to concerns regarding highway problems, parking and overdevelopment of the site. These concerns remain despite submission of revised plans.

RECOMMENDATION
That PLANNING PERMISSION BE APPROVED subject to the following conditions:

1. a) Approval of the details of the design (including floorspace, height, massing, internal planning and refuse storage and disposal facilities) and external appearance of the building and the landscaping treatment of the site)(hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

b) Application for approval of the reserved matters referred to in a) above shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

c) The development hereby permitted shall be begun either before the expiration of five years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved whichever is the later.

Reason: a) No such details have been submitted.
b) & c) In pursuance of Section 92(2) of the Town and Country Planning Act 1990.

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.
Reason: To ensure that the external appearance of the building is satisfactory.

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.
Reason: To safeguard the visual amenities of neighbouring properties and the locality.

4. 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.
Reason: In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.

5. The height and massing of the building hereby approved shall not exceed that shown on the illustrative street scene elevation received on 17.10.03.
Reason: To provide a satisfactory appearance in the street scene.

6. The details to be submitted in pursuance of condition (01) above shall show details of land reserved for the parking and turning of motor vehicles. The approved details shall be implemented prior to the occupation of any of the approved development, and thereafter be retained. No development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) or not; shall be carried out on the land so shown or in such a position as to preclude vehicular access to the reserved spaces.
Reason: To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

7. No restrictions shall be made at any time on the use of the car parking spaces shown on the approved plan(s) by occupiers of, or visitors to, any of the buildings hereby permitted.
Reason: To reduce the likelihood of roadside parking, and to maintain the Local Planning Authority's car parking standards in the interests of highway safety and amenity.

8. No building shall be occupied until secure, covered cycle storage has been provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority
Reason: In order to ensure bicycle parking facilities are provided and encourage use of sustainable modes of travel.

9. None of the flats hereby approved shall be occupied until visibility splays of 2 metres by 2 metres have been provided at the intersection of the driveway and the adjacent footway. (Dimensions to be measured along the edge of the drive and the back of the footway from their point of intersection). The visibility splays shall thereafter be kept free of all obstructions to visibility above a height of 0.6 metres.
Reason: In the interests of highway safety and convenience.

10. Prior to commencing work on site, provision shall be made to accommodate all site operatives' visitors and construction vehicles loading, off-loading, parking and turning within the site during the construction period, in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The provision should be maintained and used at all times.

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

11. No building shall be occupied until the access has been constructed in accordance with details to be submitted to and approved in writing by the Local Planning Authority.
Reason: In the interests of highway safety and convenience.

12. None of the flats shall be occupied until space has been provided within the curtilage for vehicles to turn so that they may enter and leave the site in a forward gear and this space shall thereafter be maintained at all times for this purpose.
Reason: In the interests of highway safety and convenience.

13. Any gates provided shall be set back a distance of at least 5 metres from the highway boundary and shall not open towards the highway.
Reason: To ensure that vehicles can be driven off the highway before the gates are opened, in the interests of road safety.

14. None of the flats hereby approved shall be occupied until the vehicular access has been surfaced with a bonded material across the entire width of the access for a distance of 7 metres measured from the carriageway edge.
Reason: To avoid spillage of loose material onto the carriageway and in the interests of road safety.

15. No works shall start on site until an Arboricultural method statement has been submitted to and approved by the Local Planning Authority. This Method Statement shall cover all aspects of the development that have the potential, through careless implementation, to harm those existing trees which have been identified for retention, The statement shall include details of the sequence of operations including felling and removal, remedial tree surgery works, location and erection of protective fencing, the siting of and access to and from the site compound, the construction of the driveway and parking areas so that no damage is caused to the trees to be retained.
The Method Statement shall include the retention of a Arboricultural Consultant to monitor and periodically report to the Local Planning Authority, the status of all tree protection measures, including the correct implementation of tree-related Planning Conditions, throughout the course of the development. The development shall then be carried out strictly in accordance with the approved Arboricultural Method Statement.
Reason: To ensure the protection, throughout the time that the development is being carried out, of trees, shrubs or hedges growing within or adjacent to the site which are of amenity value to the area.

16. No trees, shrubs or hedges within the site which are shown as being retained on the approved plans shall be felled, uprooted wilfully damaged or destroyed, cut back in any way or removed without the prior consent of the Local Planning Authority. Any trees, shrubs or hedges removed without consent or dying or being severely damaged or becoming seriously diseased within five years from the completion of the development hereby approved shall be replaced with new trees, shrubs or hedge plants of a similar size and species unless the Local Planning Authority gives written consent to any variation.
Reason: To ensure the protection, throughout the time that the development is being carried out, of trees, shrubs or hedges growing within or adjacent to the site which are of amenity value to the area.

17. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.
Reason: In the interests of visual amenity.

18. 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.
Reason: In the interests of visual amenity.

Informatives

1. The development accords with the policies contained within the adopted / emerging development plans and there are no material considerations which warrant a different decision being taken.

2. You are advised, in compliance with the Town and Country Planning (General Development Procedure)(England)(Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:
Berkshire Structure Plan Policies: LD3, LD5, EN1, EN3 and H5.
Loddon Area Local Plan Policies: LH1, LBE1, LBE2, LBE9, LT5, LT6, LPS2 and LPS3.
Wokingham District Local Plan (as modified) Policies: WOS2, WOS3, WBE1, WBE11, WH1A, WH3A, WH6, WH6A, WT6, WT7 and WIC16.

3. This approval pertains to plan no. 30751/05/C received by the Council on 08.12.03 and street scene elevation received on 17.10.03.

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

5. If bats or signs of bats are encountered at any point during the demolition of the existing buildings then all works must stop immediately and the local English Nature office informed. This is to ensure the survival of a legally protected species.

Held by Planning Reception	**Dept** Development Control
Telephone No 0118 974 6428/6429	**Email** development.control@wokingham.gov.uk
Date 23 December 2003	**Author** Angela Odell

NB All reports seek to identify environmental, community safety, customer care and equal opportunities implications. Consultation with residents and organisations which has or is about to take place, will also be reported.

BACKGROUND

The existing house on this 0.13 ha. site is estimated to be about 8.4m. high at its western end and 7.2m. high at its eastern end. There are large trees along the front of the site and also some conifers along the side boundaries at the rear of the house.

CONSULTATION

Wokingham Town Council - Object to original and revised plans (comments attached) Main points are concerned about increase in traffic near junction, 3 storey development is out of character and cramped development.

13 Letters of Objection received from 9 addresses - to original and additional plans.

- Proposed 3 storey building would be too high, overbearing and out of character.
- Loss of individual houses. The character of Wokingham will be lost if continue to demolish houses and erect flats.
- Overlooking of adjacent properties. Also loss of light and sunlight to adjacent properties and overshadowing.
- Noise and disturbance from proposed flats.
- Density would be 61.5 dwellings per ha. which is significantly higher than the maximum of 50.
- Parking spaces inadequate for 8 flats unless one bedroom. Also need spaces for visitors, delivery vans etc. as little parking in the vicinity. Wokingham has a high rate of car ownership.
- Detrimental to highway safety – site close to busy road junction where there have been accidents. Extra traffic generated will add to traffic congestion, pollution and noise. Cars speed above the speed limit here. Difficult for traffic from site to cross lanes.
- Must protect and retain trees and shrubs.
- Potential security problems to houses in Barkhart Drive.
- Devaluation of existing properties.

4 letters of objection to revised plans – revised plans do not overcome the above objections.

Access and Movement – No objection to revised plans subject to conditions. The scheme is for 6 x 2 bedroom flats for which the maximum car parking provision would be 9 spaces and 7 spaces are proposed. Given the site's location close to the town centre this is considered acceptable. Government advice in PPG13 encourages a reduction in car parking provision in locations that are well served by alternative modes of travel and advises that Local Planning Authorities should not normally require more car parking than the developer considers necessary. The access to the site is existing onto a one-way street. Visibility in the direction of on-coming traffic is good and on site turning is secured by condition so that vehicles can enter and leave in a forward gear. The increase in traffic generated by 6 flats compared with the existing house is likely to be less than 5 vehicles per house in peak hours, and on this basis the Access and Movement Officer considers the access arrangements are acceptable.

Environmental Health Officer - No objection and recommends standard hours of construction condition.

Tree Officer – No objection to revised plans subject to tree protection and landscaping conditions.

Council's Ecologist - Advises a bat survey should be submitted before any permission is granted.

Thames Water – No objection.

APPRAISAL

Principle of proposal

1. As the site is within an existing Category A settlement, the proposal is acceptable in principle. The density would be 46 dwellings per ha. which would comply with Policy WH3A as it would be within the required 30-50 dwellings per ha. range and is therefore considered acceptable. The proposal is for 5 x 2 bedroom and 1 x 3 bedroom flats, which would be considered favourably under Policy WH6 as most of the proposed dwellings would be in the smaller size category.

Impact on the character and appearance of the area.

2. The character of the area around the appeal site is of individual houses, but there are some quite large blocks of flats in the vicinity. The site plan shows that the proposed building would be up to a maximum of 22m. wide with gaps of 2.6m. to each of the side boundaries, resulting in gaps of 7.8m. at the west side to the two-storey front part of No. 42 and of 5.4m. to No. 12 Barkhart Gardens. The illustrative street scene elevation shows that the proposed building would be about the same height as the existing. As the site is already significantly wider than the sites adjacent and nearby on this side of Rectory Road, and there are large trees along the frontage which are shown to be retained, it is considered that the impact of the proposed building on the street scene would be acceptable.

Impact upon the residential amenity of the neighbouring dwellings.

3. *No. 42 Rectory Road:* The building would be set back from the front of No. 42 by about 1m. for the part nearest to No. 42 which also has its garage this side. The proposed building would be a minimum of 5.8m. from the side of the house at No. 42 and would also be angled away at the front and the illustrative front elevation shows it would have a sloping roof this side. It is considered that it would have an acceptable effect on the outlook from, and light to, the front of No. 42. The revised illustrative floor plans show that in the west side there would only be a side, secondary window lounge window and en-suite window on the first floor and bathroom window on the second floor. The en-suite and bathroom windows could be obscure glazed and the secondary living room could be high level. Bedroom windows are proposed in the first and second floor rear elevation. As there are also tall conifers along most of the side boundary behind Nos. 42 and 44, it is considered that this would avoid any unacceptable overlooking.

4. *No. 12 Barkhart Gardens:* This house faces north-westwards with its rear garden and elevation facing Rectory Road. Although the rear of the proposed building projects beyond the front of No. 12, it would be angled away and at a sufficient distance to avoid unacceptable loss of outlook or light. Oblique overlooking of the rear garden of No. 12 would occur from the first floor front windows of the proposed building. However, due to the distance of 2.6m. of the proposed building to the side boundary and the angle, this is considered acceptable. The revised illustrative floor plans show that in the east side there would only be a side, secondary window lounge window and en-suite window on the first floor. The en-suite window could be obscure glazed and the secondary living room could be high level. Proposed car parking spaces would be near to the boundary of the rear garden of No. 12. Whilst this could cause some disturbance, it is considered acceptable in the context of the significant volume of traffic that travels along Rectory Road and round into Wiltshire Road.

5. *Nos. 14-16 Barkhart Gardens:* There are some existing conifers about 4m. high within the boundary of No. 44 and a 1.8m high wall. The illustrative floor plans show

that the bedroom 1 window in the rear elevation of the eastern flat on the first floor would be about 17m. from the rear elevation of No. 14 Barkhart Gardens, but at an acute angle of about 35 degrees, and that the rear first and second floor windows of the flats at the western end of the proposed building would be about 21m. away and also at an angle of about 35 degrees. These windows would be further away from Nos. 15 and 16 but at a less acute angle. It is considered that these distances and angles would not result in an unacceptable degree of overlooking.
6. It is therefore considered that the proposal would have an acceptable effect on neighbouring properties.

Access and movement
7. The proposed access would be the existing access and it is considered that the additional traffic using the access would be acceptable. Seven parking spaces are proposed, which is considered sufficient for the site's location close to the town centre.

Flooding Issues.
8. The site is not located within the Environment Agency's Indicative Flood Plain Plan, which highlights areas that are liable to flooding.

Bats.

9. It is considered that the possibility of bats being present in the existing dwelling to be demolished can be dealt with by an informative.

Concerns of Residents and Wokingham Town Council.
10. These have been noted and addressed above. Regarding security problems, it is considered that the proposed development would not cause a significant increase in security risks compared with the existing situation. Potential devaluation of existing properties cannot be taken into account as it is not a material planning consideration.

CONCLUSION
It is considered that the proposal is acceptable in principle and would have an acceptable impact on the character and appearance of the area, on trees, on neighbouring properties and on access and parking.

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Angela Odell

Application Number: O/2002/8188

Proposal: Outline application for the proposed erection of 8 flats with parking. Demolition of existing dwelling

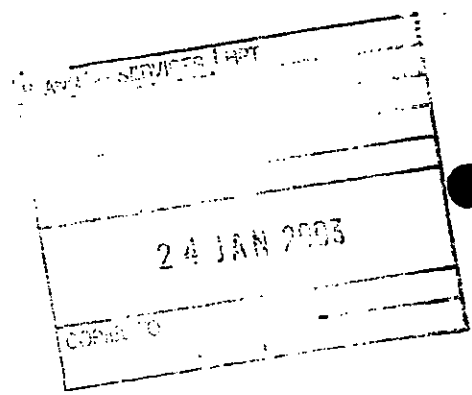
Site Address: 44 Rectory Road, Wokingham

Applicant: Mr A Bradley & Mr M Beswetherick C/O Martin & Pole

Your observations are required in respect of this application **by 16/01/03**

At its meeting on 21 January 2003, the Planning & Transportation Committee resolved to make the following observation:

Concerned about the increased use of the access which is close to the Rectory Road/ Wiltshire Road junction on one of the main routes through the town.



SIGNED: _____ **DATE:** 22/01/03

CLERK TO Wokingham Town Council

PLANNING SERVICES DEPT
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14 OCT 2003
COPIES TO

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Angela Odell

Application Number: O/2003/8188

Proposal: Outline application for the proposed erection of 6 flats with parking. Demolition of existing dwelling

Site Address: 44 Rectory Road , Wokingham

Applicant: Mr A Bradley & Mr M Beswetherick C/O Martin & Pole

Your observations are required in respect of this application **by 17/10/03**

Revised Plans to reduce from 8 flats to 6 with alterations to siting and design

At its meeting on 7 October 2003, the Planning & Transportation Committee resolved to make the following observation:

Reiterate the original objection and object on the further following grounds:

- **the three storey element is out of character with the area**
- **cramped development**

SIGNED: _____ **DATE:** 13/10/03

CLERK TO Wokingham Town Council

Development Control Ref No:	Received	Parish	Ward
F/2003/9641	17.07.03	Ruscombe	Ruscombe

Applicant Michael Shanly Homes
Location 120 London Road, Ruscombe
Proposal Proposed erection of 2 dwellings

FOR CONSIDERATION BY Development Control Committee on 28.01.2004
REPORT PREPARED BY Corporate Head of Planning

SUMMARY

1. This application was considered by the Development Control Committee at the Meeting on 7 January 2004, when a decision was deferred for a Members' site visit. The purpose of the visit was to allow Members to consider the effect of the proposed development in relation to the privacy of No. 122 London Road, the street scene from London Road and the effect on the new dwelling on plot 6. The site visit is scheduled to take place on 23 January 2004 and any issues arising from it will be reported to the committee on the Members' Update.

2. I letter received on behalf of No. 122 London Road asking for the necessary steps to be taken to provide for the security and protection of the trees at No. 122 which may be damaged by the proposed development.

RECOMMENDATION: GRANT PLANNING PERMISSION subject to a section 106 agreement (details as set out in paragraph 10 on page 217 of the agenda for the 7 January meeting of the Development Control Committee) and to conditions as set out on pages 212-214 of the agenda for the 7 January meeting and Development Control Manager authorised to refuse permission if the legal agreement is not completed within 6 months.

Held by Planning Reception	**Dept** Development Control
Telephone No 0118 974 6428/6429	**Email** development.control@wokingham.gov.uk
Date 19 January 2004	**Author** Angela Odell

NB All reports seek to identify environmental, community safety, customer care and equal opportunities implications. Consultation with residents and organisations which has or is about to take place, will also be reported.

Date: 11 December 2003

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: O/2002/8188

Location: 44, Rectory Road, Wokingham.

Proposal: Outline application for the proposed erection of 6 flats with parking. Demolition of existing dwelling.

Applicant: Mr A Bradley And Mr M Beswetherick C/O Martin & Pole.

Case Officer: Angela Odell

The new plans show the following: Annotation of gaps at side of building and illustrative floor plans. Drawing nos: 30751/05/C and illustrative floor plans.

For information only.

Should you have any queries regarding this application please contact the case officer Angela Odell on (0118) 974 6445.

(RING ONE)

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

App. No. O/2002/8188. Date Rec. 8.12.03

Location: 44 Rectory Road

Parish: Wokingham.

Applicant: Mr. A. Bradley & Mr. M. Besuetheride.

Description of attached plans: Annotating gaps at side of building and illustrative floor plans.

Drawing No's: 30751/05/C & ~~Plan~~ Illustrative floor plans

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. For info only. No replies required.

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

OTHER INTERNAL / EXTERNAL CONSULTEES (EXCLUDING NEIGHBOURS)

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

NEIGHBOURS: None required.

Date for Responses

FURTHER ACTION

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

Redate Application Y / N From:

New Site Notice Y / N

Revised Proposal Description:

CASE OFFICER AO 9/12

Consultations Sent by Admin. on 11.12.03.

Yellow - Case Officer Copy
Green - Part One Copy

RICS

Martin & Pole

Residential & Commercial Estate Agents Lettings Agents
Auctioneers Planners Management Surveyors & Valuers

chartered surveyors

75217

Ms A Odell
Wokingham District Council
Planning Department, P.O. Box No. 157
Shute End
Wokingham
Berkshire, RG40 1WR

ADDITIONAL PLAN 8188

DC AO
APP
CS
08 DEC 2003
COPIES TO:
FILE:

5th December 2003

Dear Angela,

PLANNING APPLICATION O/2002/8188
44 RECTORY ROAD, WOKINGHAM – FURTHER AMENDMENTS

Thanks for your recent faxes and our telephone conversation today. You were concerned about the accuracy of the plans in terms of the size of the site and required amended floor plans.

As you know a site survey was carried out this morning to verify dimensions. This revealed that from a point taken at the corner of the garage to no.42 across the front of the exiting house to the far fence boundary there is a distance of 28.46 metres. You checked the plans submitted to you while we were on the telephone and confirmed that they broadly concurred with this and accepted that any discrepancy could be as a result of copying of plans. You concluded that the submission of a plan clarifying the width of the gap between the side elevations of the proposed building and the side boundaries would be sufficient to enable this gap to be secured by condition once work starts on site. I therefore enclose a suitably annotated plan.

I explained that I chose to only move the front elevation back rather than the whole block when getting better clearance for the trees to avoid overlapping too far beyond the adjacent house at ground floor level. You agreed with this approach. I enclose floor plans amended to show that the disposition of the room and windows would remain as before albeit with the rooms facing the front elevation reduced in size. As you know this is an outline application and these drawings are for information rather than approval. At the end of the day the Council retains control over the position of windows and the layout of the flats to be determined by reserved matters.

I sincerely hope that the application is now considered acceptable and ready to be presented to committee.

Yours sincerely,

Julie Williams BSc Hons Dip TP MRTPI
Enclosure – drawing 30751/05/C & floor plans

7 Broad Street, Wokingham, RG40 1AY, T: 0118 978 0777, F: 0118 977 1991, w@martinpole.co.uk
198 Dukes Ride, Crowthorne, RG45 6DS, T: 01344 780111, F: 01344 780191, c@martinpole.co.uk
24 Friar Street, Reading, RG1 1DP, T: 0118 959 1231, F: 0118 958 5061, r@martinpole.co.uk
16 The Parade, Silverdale Road, Earley, RG6 7NZ, T: 0118 926 4422, F: 0118 926 3334, e@martinpole.co.uk
The Auction House, Milton Road, Wokingham, RG40 1DB, T: 0118 979 0460, F: 0118 977 6166, a@martinpole.co.uk

Partners: I Millar Campbell FRICS D C Auger FRICS D D Chopping FRICS
Associate: G J R Lewis (Chattels Auctioneer)
Consultants: C W Reynolds FRICS P A H Lawrence FRICS P C Neale FRICS

www.martinpole.co.uk

Date: 27 November 2003

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: O/2002/8188

Location: 44, Rectory Road, Wokingham.

Proposal: Outline application for the proposed erection of 6 flats with parking. Demolition of existing dwelling.

Applicant: Mr A Bradley And Mr M Beswetherick C/O Martin & Pole.

Case Officer: Angela Odell

The new plans show the following: Front elevation set back and alterations to parking layout. Drawing no: 30751/05/B.

Comments are required by 07/12/2003.

Should you have any queries regarding this application please contact the case officer Angela Odell on (0118) 974 6445.

(RING ONE)

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

App. No. 0/20021 8188. Date Rec. 26.11.03

Location: 44 Rectory Road

Parish: Wolvington

Applicant: Mr A Bradley and Mr M Beswetherick.

Description of attached plans: Showing set back of front elevation and alterations to parking layout.

Drawing No's:

CONSULTEES

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

Please tick which of the following you wish consulted.

Landscape & Trees N. Ebbrington	✓
Urb. Design & Conservation	
Highways A. Coggins.	✓
Dinton Pastures	
Environmental Health	

OTHER INTERNAL / EXTERNAL CONSULTEES (EXCLUDING NEIGHBOURS)

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

NEIGHBOURS: Nos. 42 Rectory Rd & 12 Barkhart Drive Lodenys

Date for Responses

FURTHER ACTION

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

Redate Application Y / N From:

New Site Notice Y / N

Revised Proposal Description:

CASE OFFICER AD-

Consultations Sent by Admin. on 27.11.03

Yellow - Case Officer Copy
Green - Part One Copy

RICS

Martin & Pole

Residential & Commercial Estate Agents Lettings Agents
Auctioneers Planners Management Surveyors & Valuers

chartered surveyors

Ms A Odell
Wokingham District Council
Planning Department, P.O. Box No. 157
Shute End
Wokingham
Berkshire, RG40 1WR

74910

PLANNING
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REVISED PLAN

24th November 2003

Dear Angela,

PLANNING APPLICATION O/2002/8188
44 RECTORY ROAD, WOKINGHAM – FURTHER AMENDMENTS

As you know I have had discussions with Adam Coggins (highways) and Neil Etherington (trees) to resolve the conflict of providing adequate car parking and delivery vehicle turning space without damaging the health of the four Lime trees along the frontage of the site.

The normal protection zone should be at least 6 metres from the trunk for the 3 trees in front of the house and 8 metres from the tree on the boundary with no 42 Rectory Road. However, the existing parking area at the property falls within these areas as there are 4 metres of lawn between the trees and the parking area at the front and the existing drive and forecourt of the house abuts the larger boundary tree. It has been accepted therefore that the normal requirements could be relaxed in this case although Neil still advised that the bin and cycle store areas should be moved and car parking bays should be relocated further away from the canopy of the trees. The 2 bays have been moved to the front of the proposed flats and bays 1-5 have been moved further from the trees. Steve Auton confirmed that as this is an outline application the bin storage and cycle parking areas could be resolved at the detailed plans stage by a condition. As the access and forecourt parking area will need to be available for use before any other development begins the contractor's hut and storage area could be located here with protective fencing 1.2 metres high to separate this area from the trees.

To meet highways requirements for turning space the siting of the front elevation for the flats has been pushed back by 1.4 metres but the rear siting is unchanged. As the room sizes shown on the illustrative layouts are quite generous I am satisfied that this amount of floor area can be lost without resulting in cramped living space. The number of flats proposed is not changed.

7 Broad Street, Wokingham, RG40 1AY, T: 0118 979 0010, F: 0118 977 1991, w@martinpole.co.uk
198 Dukes Ride, Crowthorne, RG45 6DS, T: 01344 780111, F: 01344 780191, c@martinpole.co.uk
24 Friar Street, Reading, RG1 1DP, T: 0118 959 1231, F: 0118 958 5061, r@martinpole.co.uk
16 The Parade, Silverdale Road, Earley, RG6 7NZ, T: 0118 926 4422, F: 0118 926 3334, e@martinpole.co.uk
The Auction House, Milton Road, Wokingham, RG40 1DB, T: 0118 979 0460, F: 0118 977 6166, a@martinpole.co.uk

Partners: I Millar Campbell FRICS D C Auger FRICS D D Chopping FRICS
Associate: G J R Lewis (Chattels Auctioneer)
Consultants: C W Reynolds FRICS P A H Lawrence FRICS P C Neale FRICS

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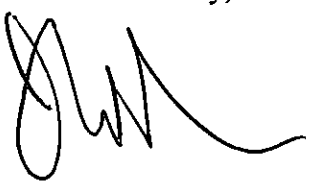
Both relevant officers have seen the proposed amendments and have confirmed that they are acceptable. As the proposed changes result in a reduction on floor area and the impact of moving the parking bays will be minimal I hope that these plans can now be presented to the next available planning committee.

Yours sincerely,



Julie Williams BSc Hons Dip TP MRTPI
Enclosure – drawing 30751/05/B

Date: 31 January 2003

To: Case Officer

We have received Revised & Additional Plans for the following planning application:

Application Number: O/2002/8188

Location: 44, Rectory Road, Wokingham.

Proposal: Outline application for the proposed erection of 8 flats with parking. Demolition of existing dwelling.

Applicant: Mr A Bradley And Mr M Beswetherick C/O Martin & Pole.

Case Officer: Angela Odell

The new plans show the following: Tree Survey, car parking layout details, illustrative floor plans and elevations. Drawing nos: 30 751/03, 04 & 05 + Tree Survey.

Comments are required by 10/02/2003.

Should you have any queries regarding this application please contact the case officer Angela Odell on (0118) 974 6445.

(RING ONE)

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

App. No. O/2002/8188. Date Rec. 27.1.03.

Location: 44 Rectory Road.

Parish: Wokingham.

Applicant: Mr. A. Bradley & Mr. M. Beswetherick.

Description of attached plans: Tree survey, carparking layout details, illustrative floor plans and elevations.

Drawing No's: 30 751/03, 04 & 05. + Tree survey.

CONSULTEES

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

Please tick which of the following you wish consulted.

Landscape & Trees Neil G. + copy of letter	✓
Urb. Design & Conservation	
Highways + copy of letter A Coggins	✓
Dinton Pastures	
Environmental Health	

OTHER INTERNAL / EXTERNAL CONSULTEES (EXCLUDING NEIGHBOURS)

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

NEIGHBOURS: All already notified

Date for Responses 10 days

FURTHER ACTION

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

Redate Application Y / N From: _____

New Site Notice Y / N

Revised Proposal Description: _____

CASE OFFICER AO.

Consultations Sent by Admin. on 31.01.03

Yellow - Case Officer Copy
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RICS

Martin & Pole

Residential & Commercial Estate Agents Lettings Agents
Auctioneers Planners Management Surveyors & Valuers

chartered surveyors

65367

PLANNING SERVICES
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RS
27 JAN 2003
COPIES TO

24 January 2003

Miss Angela Odell
Environment Services Department
Planning Services
Wokingham District Council
Council Offices
PO Box 157
Shute End
Wokingham
RG40 1WR

REVISED PLAN
ADDITIONAL PLAN
8188

Dear Miss Odell

PLANNING APPLICATION O/2002/8188
44 RECTORY ROAD, WOKINGHAM

Thank you for your two letters seeking additional information for this site.

You requested a tree survey of the site and details of how car parking spaces will be constructed to avoid damaging tree roots. I enclose a tree survey drawing with trees identified and their measurements given. Then on a separate drawing, 30751/05, details of the proposed forecourt area with parking layouts, cycle and bin stores and turning areas are shown. Notes on this drawing confirm that the parking area will be constructed using a porous material laid on a shallow base. Conditions requiring that works around the main feature trees comply with BS5837:1991 can be applied should permission be granted.

You also requested that turning space for service and delivery vehicles and secured covered cycle parking be shown. On these points I have spoken to Adam Coggins, who confirmed that the indicated cycle store shed on 30751/02 is acceptable. However, I have now been able to depict this and the bin store with more accuracy on the enclosed drawing. I have also amended the layout of the car parking area to provide better clearance from existing trees and to provide improved turning areas for vehicles including standard delivery vehicles. I have discussed the merits of providing enough turning area within the site to cater for refuse collection vehicles. As the current practice along this stretch of road is for the delivery vehicles to either park on the roadside or reverse in, I would be surprised if the refuse collectors would consider changing this practice, even if there is sufficient parking provided within the site. The bin store area is shown immediately next to the entrance to the property to facilitate the swift emptying of bins and to reduce the amount of time that the refuse vehicle is parked in the highway.

You mentioned that there may be a requirement for a contribution towards local traffic management schemes. I had understood that the threshold for consideration of proposals to make such contributions is generally a gross gain of ten dwellings. In this case there is a gain of only seven. Please clarify what transport schemes this development could contribute to, how they are relevant to the development of this site and how much you are seeking so that I can discuss it with my clients.

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24 Friar Street, Reading, RG1 1DP, T: 0118 959 1231, F: 0118 958 5061, r@martinpole.co.uk
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The Auction House, Milton Road, Wokingham, RG40 1DB, T: 0118 979 0460, F: 0118 977 6166, a@martinpole.co.uk

Partners: I Millar Campbell FRICS, D C Auger FRICS, D D Chopping FRICS
Associate: G J R Lewis (Chattels Auctioneer)
Consultants: C W Reynolds FRICS, P A H Lawrence FRICS, P C Neale FRICS

www.martinpole.co.uk

You also requested indicative floor plans and elevations, which are enclosed. As you can see the intention is to provide a central three storey block with two storey wings. I have shown a half hipped roof and dormers on the top floor to minimise mass. The orientation of the building should reduce the opportunity to overlook adjacent properties and obscure glazed windows are shown on the facing elevations.

You have explained that should you proceed to request off-site funding for transport schemes that the application will have to be considered by Planning Committee. As I obviously hope that this is reconsidered in the light of my comments about your current practice I remain hopeful that with the enclosed information you have all you need to make a recommendation to grant outline planning permission within the 8 week time scale.

Yours sincerely

Julie Williams BSc (Hons) Dip TP MRTPI

Date: 31 October 2003

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: O/2002/8188

Location: 44, Rectory Road, Wokingham.

Proposal: Outline application for the proposed erection of 6 flats with parking. Demolition of existing dwelling.

Applicant: Mr A Bradley And Mr M Beswetherick C/O Martin & Pole.

Case Officer: Angela Odell

The new plans show the following: Street scene elevation and site plan showing revised siting and car park layout details. Drawing no: 30751/05/A.

Comments are required by 10/11/2003.

Should you have any queries regarding this application please contact the case officer Angela Odell on (0118) 974 6445.

(RING ONE)

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

App. No. 0/2002/0188 Date Rec. 17.10.03

Location: 4 & Rectory Road.

Parish: Wokingham

Applicant: Mr A Bradley & Mr M Beswetherick.

Description of attached plans: Street scene elevation and site plan.

Drawing No's: 30751/05/A.

CONSULTEES

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

Please tick which of the following you wish consulted.

Landscape & Trees	✓
Urb. Design & Conservation	
Highways – A. Coggins + copy letter.	✓
Dinton Pastures	
Environmental Health	

OTHER INTERNAL / EXTERNAL CONSULTEES (EXCLUDING NEIGHBOURS)

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

NEIGHBOURS: All as originally notified and who have written in. 10 days

Date for Responses

FURTHER ACTION

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

Redate Application Y / N From:

New Site Notice Y / N

Revised Proposal Description:

CASE OFFICER AO

Consultations Sent by Admin. on 31.10.03

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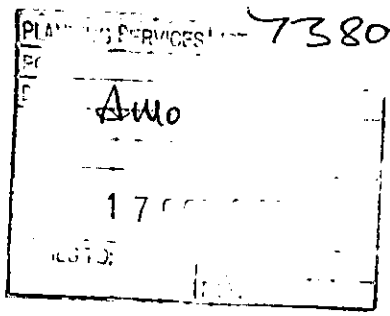
Green - Part One Copy



73807 REVISED PLAN
8188

Ms A Odell
Wokingham District Council
Planning Department, P.O. Box No. 157
Shute End
Wokingham
Berkshire, RG40 1WR

16th October 2003

Dear Angela,

PLANNING APPLICATION O/2002/8188
44 RECTORY ROAD, WOKINGHAM – AMENDED PLANS

Further to our recent discussions about the possible appearance of the proposed flat scheme at this site I enclose illustrations showing the site as seen from Rectory Road. Also enclosed is drawing 30751/05/A showing the proposed siting (ground floor and first floor outlines shown) and the forecourt amended to provide adequate turning facilities for delivery vehicles, which has been informally agreed as acceptable by Adam Coggins.

The illustrative elevations show that the ridge at its highest should be no more than 8.5 metres reducing to 7.2 metres high at the end closest to Barkhart Drive properties. This profile is more in keeping and links in scale with the different designs and heights of the adjacent properties. The illustration does not depict how the profile will be articulated by the angle between the three storey and two storey block but this will undoubtedly add interest to the elevation and reduce any potential for massing when seen from the front. Furthermore, for clarity, the illustration does not show the existing 1.8m close boarded fence and Lime trees on the street boundary which are to be retained and will screen the site. On one of the elevations I have attempted to show the existing house profile so that a direct comparison can be made between the existing situation and that proposed. There is no guarantee that the development as built will follow the indicated design, however it would be reasonable to control through conditions the eventual height of the finished scheme.

I hope that in terms of design and layout all required changes have been made and the amended scheme is now acceptable enough for you to recommend that planning permission is granted, but please contact me if a problem remains. As you are probably aware I am still attempting to get some clarity on the SPG for planning obligations and how it affects this site (see my fax sent yesterday to Trevor Watson and copied to you). Should I fail in my efforts to avoid a S106 could you confirm the earliest planning committee that the application could be presented to.

Yours sincerely,

Julie Williams BSc Hons Dip TP MRTPI

Date: 26 September 2003

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: O/2002/8188

Location: 44, Rectory Road, Wokingham.

Proposal: Outline application for the proposed erection of 6 flats with parking. Demolition of existing dwelling.

Applicant: Mr A Bradley And Mr M Beswetherick C/O Martin & Pole.

Case Officer: Angela Odell

The new plans show the following: Reduction from 8 to 6 flats and alterations to siting and design of proposed buildings. Drawings: Site layout plan and indicative floor plans.

Comments are required by 17/10/2003.

Should you have any queries regarding this application please contact the case officer Angela Odell on (0118) 974 6445.

(RING ONE)

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

App. No. 0/2002/8188. Date Rec. 19.9.03

Location: 44 Rectory Road

Parish: Wokingham

Applicant: Mr. A. Bradley & Mr. M. Beswetherick

Description of attached plans: Reduction from 8 to 6 flats and alterations to ~~proposed buildings~~ siting and design of proposed buildings.

in duplicate

Drawing No's: Site layout plan and floor plans & elevations ~~for flats~~

CONSULTEES

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

Please tick which of the following you wish consulted.

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

OTHER INTERNAL / EXTERNAL CONSULTEES (EXCLUDING NEIGHBOURS)

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

NEIGHBOURS: As already notified & any who have written in. 3 weeks.

Date for Responses

FURTHER ACTION

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

Redate Application ~~Y~~ / N From:

New Site Notice Y / ~~N~~

Revised Proposal Description: Outline application for the proposed erection of 6 flats with parking. Demolition of existing dwellings.

CASE OFFICER AO 24/9

Consultations Sent by Admin. on 26.09.03.

Yellow - Case Officer Copy
Green - Part One Copy

Planning Application

Received by Wokingham District Council

Application No: O/2002/8188

Proposal:
Outline application for the proposed erection of 6 flats with parking. Demolition of existing dwelling.

Location:
44, Rectory Road, 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 - Friday**

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number O/2002/8188 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Angela Odell P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 17/10/2003. Written comments submitted will become available for public inspection.

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

**Trevor Watson
Development Control Manager**

26 September 2003

Revised Plans

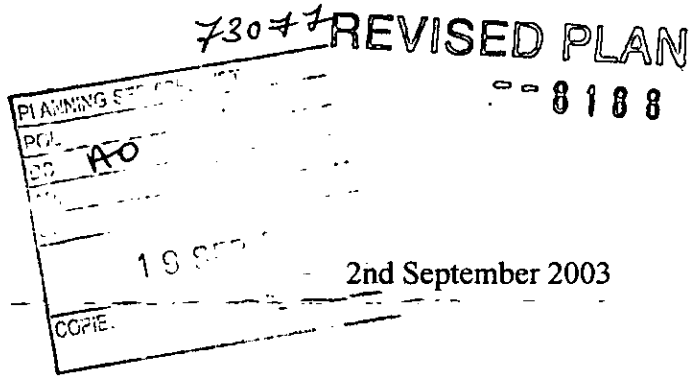
RICS

Martin & Pole

Residential & Commercial Estate Agents Lettings Agents
Auctioneers Planners Management Surveyors & Valuers

chartered surveyors

Ms A Odell
Wokingham District Council
Planning Department, P.O. Box No. 157
Shute End
Wokingham
Berkshire, RG40 1WR



2nd September 2003

Dear Angela,

PLANNING APPLICATION O/2002/8188
44 RECTORY ROAD, WOKINGHAM – AMENDED PLANS

Following our latest emails I formally enclose with this letter amended plans based on our discussions on site with the architect. They show the proposed siting of the block nearest to No.42 changed to bring it in line with no.42's front elevation and the siting of the block closest to Barkhart Drive changed to minimise impact and overlooking on properties in this street.

As you know this application simply seeks approval of siting and access. However to overcome concerns about overlooking illustrative layouts of the upper floors show how principal windows will not overlook adjacent properties. Conditions can be used to ensure that side windows are high level and obscure glazed, however to delete them would result in a very bland elevation in appearance. Only the block closest to no.42 will have a third floor element and this could be set in to the roofline to restrain the height to little more than as existing. The result is our estimate that 6no 2 bed flats could be developed on the site without detriment to neighbours or the appearance of the street or neighbouring properties. While this would fall below the normal density threshold requirement it follows in response to your and neighbour concerns so is therefore justified.

The proposal represents an increase of 5 dwellings on the site, which is in a close to town centre location well served by local amenities and facilities. Paragraph 1.6 of the Council's Adopted Supplementary Planning Guidance on Planning Obligations confirms that contributions towards infrastructure, service and amenity facilities will not be required from sites of less than 10 dwellings and less than 0.5 hectares. I hope therefore that as the application was not listed by local members to go to committee that it can be determined, following public consultation, as soon as possible.

Please contact me if more information is required.

Yours sincerely

Julie Williams BSc Hons Dip TP MRTPI
Planning Department

7 Broad Street, Wokingham, RG40 1AY, T: 0118 979 0010, F: 0118 977 1991, w@martinpole.co.uk
198 Dukes Ride, Crowthorne, RG45 6DS, T: 01344 780111, F: 01344 780191, c@martinpole.co.uk
24 Friar Street, Reading, RG1 1DP, T: 0118 959 1231, F: 0118 958 5061, r@martinpole.co.uk
16 The Parade, Silverdale Road, Earley, RG6 7NZ, T: 0118 926 4422, F: 0118 926 3334, e@martinpole.co.uk
The Auction House, Milton Road, Wokingham, RG40 1DB, T: 0118 979 0460, F: 0118 977 6166, a@martinpole.co.uk

Partners: I Millar Campbell FRICS D C Auger FRICS D D Chopping FRICS
Associate: G J R Lewis (Chattels Auctioneer)
Consultants: C W Reynolds FRICS P A H Lawrence FRICS P C Neale FRICS

www.martinpole.co.uk

Date: 20 January 2004

Your Ref:

My Ref: ANGELA ODELL- **O/2002/8188**

Mr ABradley And Mr M Beswetherick
C/O Martin & Pole
24
Friar Street
Reading
Berks
RG1 1DP

WOKINGHAM DISTRICT COUNCIL
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 Sir/Madam

Application Number: O/2002/8188

Site Address: 44, Rectory Road, , Wokingham.

Proposal: Outline application for the proposed erection of 6 flats with parking. Demolition of existing dwelling..

Your application is to be determined at the Development Control Sub-Committee meeting on the 28/01/04 and will start at 7.00pm. The application has been recommended for approval and you can see a copy of the committee report at the Environmental Services Department, Council Offices, Shute End, Wokingham, or at your local library.

You may attend the Committee meeting and speak if you wish. A leaflet explaining the process is enclosed.

IF YOU WISH TO ARRANGE TO SPEAK contact Richard May in the Policy & Members' Services Section on (0118) 974 6052 no later than 5.00pm on the last working day (Tuesday) prior to the meeting.

IF YOU WISH TO DISCUSS THE APPLICATION contact the Development Control Section on (0118) 974 6446 or (0118) 974 6453 quoting the application number at the head of this letter and ask for the case officer dealing with the proposal.

Yours faithfully,

Anna Cronin

Head of Planning & Transportation

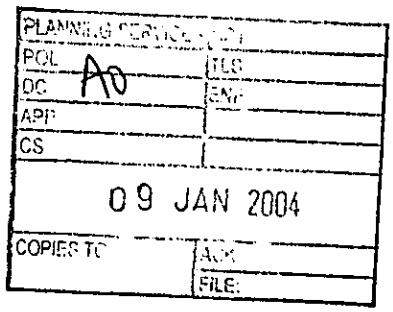
RICS

Martin & Pole

Residential & Commercial Estate Agents Lettings Agents
Auctioneers Planners Management Surveyors & Valuers

chartered surveyors

Ms A Odell
Wokingham District Council
Planning Department, P.O. Box No. 157
Shute End
Wokingham
Berkshire, RG40 1WR



8th January 2004

Dear Angela,

PLANNING APPLICATION O/2002/8188
44 RECTORY ROAD, WOKINGHAM – DESIGN TO BE DETERMINED AT THIS STAGE

During the members discussion on this application at last nights committee there was some debate over whether the siting of the first and second floor could be approved as part of approving the siting of the proposed flats. In my view there is nothing to prevent the Council from imposing a condition specifying that what is depicted on the submitted block plan should be used as the basis of the design of the flats at reserved matters stage.

However, as it is also my view that that there is not an alternative layout that would fit on this site and still protect the residential amenity of neighbours. Therefore, in the interests of giving members and neighbours clarity on this matter I am happy for the design of the block of flats (with the upper floors set in at the rear as shown on the submitted drawing 30751/05/C) to be determined at this stage.

I hope this helps and in the meantime look forward to hearing from you on the date and time of the Members site visit. Please contact me if more information is required.

Yours sincerely

Julie Williams BSc Hons Dip TP MRTPI
Planning Department

7 Broad Street, Wokingham, RG40 1AY, T: 0118 978 0777, F: 0118 977 1991, w@martinpole.co.uk
198 Dukes Ride, Crowthorne, RG45 6DS, T: 01344 780111, F: 01344 780191, c@martinpole.co.uk
24 Friar Street, Reading, RG1 1DP, T: 0118 959 1231, F: 0118 958 5061, r@martinpole.co.uk
16 The Parade, Silverdale Road, Earley, RG6 7NZ, T: 0118 926 4422, F: 0118 926 3334, e@martinpole.co.uk
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Partners: I Millar Campbell FRICS D C Auger FRICS D D Chopping FRICS
Associate: G J R Lewis (Chattels Auctioneer)
Consultants: C W Reynolds FRICS P A H Lawrence FRICS P C Neale FRICS

www.martinpole.co.uk

MEMBERS' UPDATE

Development Control Committee – 7 January 2004

Site Address: Training College, Meteorogical Office, Shinfield Park, Shinfield Road, Shinfield

Application No: O/2003/5053, Pages 70-88.

Please see attached comments from Earley Town Council.

Site Address: Land Rear of 143-153 Barkham Road, Wokingham

Application No: F/2003/9321, Pages 89-107.

Consultation:

Four further letters and a petition has been received from 102 people objecting to the proposed development, as well as one further letter relating solely to highway issues. Most of the reasons for objection have already been included and addressed within the report. Additional highway safety/parking concerns have been raised and these will be addressed by the Highways Officer at the Committee meeting.

A further condition should be added to any approval given:

No building shall be occupied until secure and covered space for parking bicycles has been provided in accordance with plans to be submitted and approved in writing by the Local Authority. Reason: In order to ensure bicycle parking facilities are provided and to encourage use of sustainable modes of travel.

Site Address: 25 & 26 Bramshill Close, Arborfield

Application No: O/2003/0486, Pages 108-124.

Two further letters of objection have been received. Reasons for objection have already been addressed within the report.

Highways Issues

The scheme shows an access to three car parking spaces off Baird Road. Baird Road is currently being upgraded for adoption as a public highway and will be a distributor road servicing this area. As such, direct access onto Baird Road should be avoided. A further reason for refusal is therefore required:

The proposals seek to create a new vehicle access directly onto Baird Road which is being upgraded to form a distributor road. As such the proposals are in conflict with the Berkshire Design Guide and are therefore contrary to policy WT2 of the Further Modified Wokingham District Plan.

The recommendation has been amended to state:

Delegate the application to the Development Control Manager for REFUSAL subject to no further issues being raised within the outstanding consultation period, for the following reasons:

Site Address : Glebelands House, Glebelands Road, Wokingham

Application No: F/2003/9896 & LB/2003/9897 , Pages 125 – 145.

It is recommended that the both applications be deferred on the basis of further information having been recently received from Social Services regarding the financial implications of the scheme.

Site Address: Land at the Manor, Church Lane, Shinfield
Application No: O/2003/8535 & O/2003/8536, Pages 146-177.

Additional Condition as follows:

No building shall be occupied until the access from The Manor has been constructed in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Site Address: 44 Rectory Road, Wokingham
Application No: O/2002/8188, Pages 187-199.

Corrections to report
1. Page 187 of the agenda - change 'F/2003/8188' to "O/2003/8188" at top of report.
2. Page 191 of agenda – Comments of Access and Movement Officer, should read "5 vehicles per hour" not '5 vehicles per house'.

2 additional letters of objection have been received. Points as already covered in the agenda report. Main points are inadequate parking, highway safety problems, density still too high, overlooking and noise and disturbance during construction.

Site Address: St Crispin's Sports Centre, London Road, Wokingham.
Application No: F/2001/4707, Pages 252 - 259.

The following informative should be added to the recommendation on page 252:

3. The development accords with the policies contained within the adopted/emerging development plan and there are no material considerations which warrant a different decision being taken.

DELEGATED

FROM: Kerrin Lithgow

DATE: 21 November 2003

PLANNING SERVICES
POL
DC
APP
CS
12 DEC
COPIES TO

EARLEY TOWN CONSULTATION SHEET

Application Number: 0/2001/5053

Proposal: Revised additional plans: The application seeks to delete one of the conditions on the draft decisions as approved by the Development Control Committee on 24/07/02 and 15/01.03. The conditions of concern is No. 26 and states the following: *"Not more than 30% of the dwellings comprised in the development shall be built and occupids until the Earley Outer Peripheral Road (EOPR) scheme has been constructed and is open for use by vehicular traffic"* (12/12/03)

Site Address: Training College Meteorological Office, Shinfield Park, Shinfield Road, Shinfield.

Applicant:

Your observations are required in respect of this application **by (12/12/03)**

Councillors were most concerned about this application and felt that it should be refused. It was felt that the proposed improvements to the Earley Outer Peripheral Road were already well overdue and to allow this application would further increase the congestion on the roads in this area which were already under strain to accept the existing flow of traffic.

SIGNED: _____ DATE: 11 DEC 2003

Clerk to Earley Parish/Town Council.

R

F/2003/0251 WINNERSH PRIMARY SCHOOL - missing page from report originally attached to Members Update circulated on 11th December 2003

Ecological Issues

22. As part of the application site is close to a wildlife pond located within the grounds of the school the applicant undertook a survey in March/April 2001 to check if great crested newts, a protected species, were present. The survey did not reveal the presence of this species although other types of newts have been found.

Archaeological Issues

23. Although the site is not in an area of archaeological importance remains have been found in the area and therefore a condition is proposed relating to archaeological work.

Sport England Objection

24. The Inspector on the last appeal commented on the objection received from Sport England and concluded that he did not consider that the land falls within any of the 3 categories on which Sport England may object.

25. In accordance with circular 9/98 and Town & Country Planning Playing Field Direction 1998 which applies to any proposal for development of any playing field owned by a local authority or used by an educational institution, where Sport England have objected and the local authority proposes to grant planning permission, the local authority is required to notify the Secretary of State for the Environment, Transport and the Regions so that he may decide whether to intervene or not. Therefore if the committee resolve to grant planning permission the Secretary of State will be notified.

Flooding Issues

26. The site does not contain any land shown on plans supplied by the Environment Agency as being liable to flooding.

Concerns of Parish Council and Residents

27. The concerns of the Parish Council and residents have been noted. Following receipt of revised plans and a revision to the red line of the site so that it corresponds with the layout plan (1363/11Q) (on 11th November 2003) all neighbouring residents, including those who have written in, have been reconsulted. The 21 day consultation period expires on 5th December 2003. Issues relating to highway safety, traffic generation, loss of open space, trees, character of area and parking have been dealt with above.

28. With regard to the proposed visibility splays the agent has confirmed in writing that there would not be any encroachment onto third party land and has provided a survey drawing (received 4.11.03) showing the visibility splays in greater detail. The plan does show the hedge at 47 Watmore Lane overhanging the highway boundary. Subsidence damage to neighbouring properties is not a planning issue but a property matter.

29. The comments of the Crime Prevention Design Advisor have been noted and the applicant has now added an additional ground floor window in the side elevation of Plot 3 to overlook the parking area (revised plan received 27.11.03).

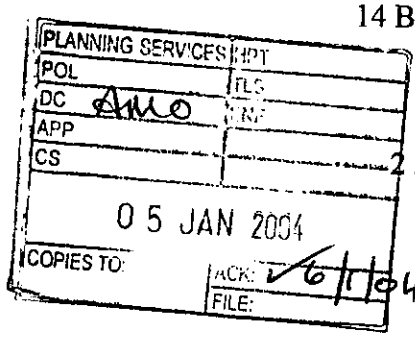
CONCLUSION

The principle of residential development on the site has been established by the previous application allowed at appeal for 18 houses, F/2001/3458. The relationship with adjoining uses, proposed layout and access in relation to the oak tree are considered to be acceptable.

8188 038

14 Barkhart Drive
Wokingham
Berks
RG40 1TW

2 January 2004



Already Logged

Environmental Services Department
Planning Services
P.O. Box 157
Wokingham
Berks
RG40 1WR

Your ref. Angela Odell 0/2002/8188

Dear Sirs

PLANNING APPLICATION 0/2002/8188 FOR 44 RECTORY ROAD

I refer to your letter of the 29 December 2003 that stated the above application has been recommended to the Development Control Committee for approval.

I am very disappointed with the recommendation, which I believe has interpreted the Consolidated Modified Local Plan in favour of the developers and against the wishes and interests of local residents. My principal objections are as follows: -

1 The surroundings of the site are urban and hence the tone and scale of the redevelopment should be appropriate. Therefore the lower level limit of the CMLP density range should be used to fit with the density of the adjacent dwellings. It is not appropriate to merely measure the distance from the town centre and then allow developers to apply top of the range densities.

2 The extent of the proposed car parking is not adequate for the proposed number of flats and it does not comply with the recommendations of the CMPL. The suggestion in the report to the committee that the CMPL requirements can be ignored because the site is near the town centre does not appear to recognise the very limited on-street parking available on Rectory Road and Wiltshire Avenue.

3 It should be noted that both the above objections could be resolved by reducing the proposed number of flats to four. This would simultaneously reduce the density to a more appropriate level and also would mean that the proposed number of car spaces would be sufficient to comply with the CMLP.

4 The present proposal overlooks the rear of my property in an intrusive manner. The rear of the three-storey block is angled towards the rear of my house and because of the difference in ground elevation both the second and third storey windows will look down into my bedroom windows.

Please bring these objections to the attention of the Development Control Committee.

Yours faithfully

D. J. Irvine

D J Irvine

Angela Odell

From: Peter Bourne
Sent: 18 December 2003 09:20
To: Angela Odell
Subject: F/2002/8188 Committee Report for 7th January 2004

I note you have asked me to expand on the "Access & Movement" section. I would suggest the following

Although the scheme is in outline, illustrative plans suggest a development of 6 no 2-bedroom flats. The maximum parking provision permitted in accordance with the Council's adopted parking standards would be 9 car spaces. Seven have been provided. given the site's location close to the town centre this is considered acceptable. Government Advice set out in PPG3 and PPG13 encourages a reduction in car parking provision in locations that are well served by alternative modes of travel and say that Planning Authorities should not normally require more car parking than the developer considers necessary.

The access to the site is existing onto a one-way street. Visibility in the direction of on-coming traffic is good and on site turning is secured by condition so that vehicles can enter and leave in a forward gear. The increase in traffic generated by 6 flats compared with the existing dwelling house is likely to be less than 5 vehicles per hour in peak hours, and no this basis the A&MO considers the access arrangements acceptable

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

PLANNING
CS
14
CC'D

Case officer: Angela Odell

Application Number: O/2003/8188

Proposal: Outline application for the proposed erection of 6 flats with parking. Demolition of existing dwelling

Site Address: 44 Rectory Road , Wokingham

Applicant: Mr A Bradley & Mr M Beswetherick C/O Martin & Pole

Your observations are required in respect of this application **by 17/10/03**

Revised Plans to reduce from 8 flats to 6 with alterations to siting and design

At its meeting on 7 October 2003, the Planning & Transportation Committee resolved to make the following observation:

Reiterate the original objection and object on the further following grounds:

- **the three storey element is out of character with the area**
- **cramped development**

SIGNED: _____ **DATE:** 13/10/03

CLERK TO Wokingham Town Council

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Angela Odell

Application Number: O/2002/8188

Proposal: Outline application for the proposed erection of 8 flats with parking. Demolition of existing dwelling

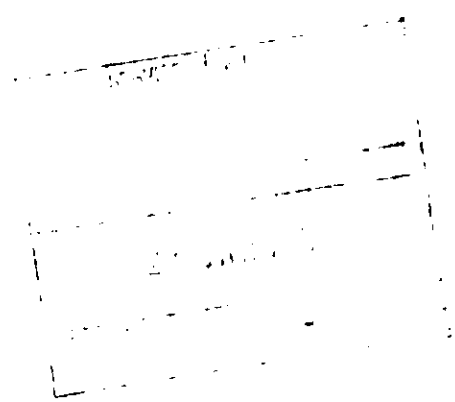
Site Address: 44 Rectory Road, Wokingham

Applicant: Mr A Bradley & Mr M Beswetherick C/O Martin & Pole

Your observations are required in respect of this application **by 16/01/03**

At its meeting on 21 January 2003, the Planning & Transportation Committee resolved to make the following observation:

Concerned about the increased use of the access which is close to the Rectory Road/ Wiltshire Road junction on one of the main routes through the town.



SIGNED: _____ **DATE:** 22/01/03

CLERK TO Wokingham Town Council

Tel. (0118) 974 6445

Date: 27 November 2003

Your Ref:

My Ref: Angela Odell / **O/2002/8188**

WOKINGHAM DISTRICT COUNCIL

Councillor Robertson

47 Proctors Road
Wokingham
RG40 1RP

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

PLEASE QUOTE APPLICATION NUMBER WHEN REPLYING

Dear Councillor

Application Number: O/2002/8188

Site Address: 44, Rectory Road, Wokingham, .

Proposal: Outline application for the proposed erection of 6 flats with parking. Demolition of existing dwelling..

Revised/additional plans show: Front elevation set back and alterations to parking layout. Drawing no: 30751/05/B.

We have received the above revised/additional plans and would be grateful to receive your observation no later than **07/12/2003**. Any comments received after this date may not be taken into account in determining the application.

Please quote reference number **O/2002/8188** in all communications and any response should be addressed to **Angela Odell** the case officer dealing with this application.

If you have any queries regarding this matter please contact the case officer on **(0118) 974 6445**.

I look forward to hearing from you.

Yours faithfully,

Angela Odell

Development Control Officer

Dear Angela. If you feel that this application should be aproved. I would like it to be visted, because of the highway problems, parking, and still over development of the site.

Marian.

POSITIVE ABOUT DISABLED PEOPLE
INVESTOR IN PEOPLE

WOKINGHAM DISTRICT COUNCIL

ENVIRONMENTAL SERVICES DEPARTMENT
ENGINEERING SERVICES

MEMORANDUM

FROM: Adam Coggins

MY REF: AC/8188

YOUR REF:

TO: Angela Odell - Planning

DATE: 27/11/03

PLANNING APPLICATION NO. F/2002/8188
OUTLINE APPLICATION FOR THE PROPOSED ERECTION OF 8 FLATS WITH PARKING & DEMOLITION OF EXISTING DWELLING.
44 RECTORY ROAD, WOKINGHAM

Angela,

Following receipt of a revised plan the highway authority recommend approval with the following conditions:

1. C120, R120
2. C123, R123
3. No building shall be occupied until secure, covered cycle storage has been provided in accordance with details to be submitted and approved in writing by the LPA. R124.
4. Notwithstanding the plans submitted; C128 (AMEND: 2m x 2m), R128
5. C129, R129
6. C133, R133
7. C137 (INSERT: flats), R137
8. C139 (INSERT: 5m), R139
9. C140 (INSERT: 7m), R140

INFORMATIVE: N07

Regards,

Adam Coggins
Engineering Technician (Highway Development Control)

27 NOV 2003

Date: 27 November 2003

To: Neil Etherington – Landscape & Trees

We have received Revised Plans for the following planning application:

Application Number: O/2002/8188

Location: 44, Rectory Road, Wokingham.

Proposal: Outline application for the proposed erection of 6 flats with parking. Demolition of existing dwelling.

Applicant: Mr A Bradley And Mr M Beswetherick C/O Martin & Pole.

Case Officer: Angela Odell

The new plans show the following: Front elevation set back and alterations to parking layout. Drawing no: 30751/05/B.

Comments are required by 07/12/2003.

Should you have any queries regarding this application please contact the case officer Angela Odell on (0118) 974 6445.

The revised parking layout is acceptable in relation to the frontage trees.
If planning permission is granted please impose the attached conditions.
In the near future I propose to include the important trees adjacent to the whole of Rectory Road in a Tree Preservation Order. This will include these trees.

Neil Etherington
2/12/03

Arboricultural Method statement and Site Monitoring.

No works shall start on site until an Arboricultural Method Statement has been submitted to and approved in writing by the Local Planning Authority. This Method Statement shall cover all aspects of the development that have the potential, through careless implementation, to harm those existing trees which have been identified for retention. The statement shall include details of the sequence of operations including felling and removal, remedial tree surgery works, location and erection of protective fencing, the siting of and access to and from the site compound, the construction of the road and driveways so that no damage is caused to the trees shown to be retained.

The Method Statement shall include the retention of an Arboricultural Consultant to monitor and periodically report onto the LPA, the status of all tree protection measures, including the correct implementation of tree-related Planning Conditions, throughout the course of the development. The development shall then be carried out strictly in accordance with the approved Arboricultural Method Statement.

Reason

To ensure the protection, throughout the time that the development is being carried out, of trees, shrubs or hedges growing within or adjacent to the site which are of amenity value to the area.

WHAT PLANNING CONDITIONS RELATE TO TREES, FORESTRY AND LANDSCAPING

Condition 01 **Attached to Detailed Planning Consent**

(a) No development or other operation shall commence on site until a scheme (herein called the Approved Method Statement for Arboricultural Works Scheme) which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site has been submitted to and approved in writing by the Local Planning Authority; no development or other operations shall take place except in complete accordance with the approved protection scheme.

(b) No operations shall commence on site in connection with the development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery) until the tree protection works required by the approved scheme are in place on site.

(c) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place inside or within 10.0m of an area designated as being fenced off or otherwise protected in the approved scheme.

(d) The fencing or other works which are part of the approved scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval of the LPA has first been sought and obtained.

REASON

To secure the protection, throughout the time that the development is being carried out, of trees, shrubs or hedges growing within or adjacent to the site which are of amenity value to the area.

Condition 02 **Attached to Detailed Planning Consent**

No trees, shrubs or hedges within the site which are shown as being retained on the approved plans shall be felled, uprooted wilfully damaged or destroyed, cut back in any way or removed without previous written consent of the LPA; any trees, shrubs or hedges removed without consent or dying or being severely damaged or becoming seriously diseased within 5 years from the completion of the development hereby permitted shall be replaced with trees, shrubs or hedge plants of similar size and species unless the LPA gives written consent to any variation.

REASON

To secure the protection throughout the time that the development is being carried out, of trees, shrubs and hedges growing within the site which are of amenity value to the area.

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WHAT PLANNING CONDITIONS RELATE TO TREES, FORESTRY AND LANDSCAPING

Landscape Condition 01 - Attached to Detailed Planning Consent

No development of the site shall take place without the prior written approval of the LPA of the reserved matters, that is details of:

The landscaping of the site (including any proposed changes to existing ground levels, means of enclosure and boundary treatments, hard surfaced areas and materials, planting plans, specifications and schedules, existing plants to be retained and showing how account has been taken of any underground services.

Completion of the above works to have been carried out no later than 12 months from the time of project completion.

REASON

To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development.

Landscape Condition 02 - Attached to Detailed Planning Consent

No development shall take place until a schedule of landscape maintenance for a minimum of 5 years has been submitted and approved in writing by the LPA. The schedule shall include details of the arrangements for its implementation.

Any plants dying within 5 years of being planted shall be replaced with a suitable replacement specimen.

REASON

To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development.

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Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 6 October, 2003
My ref. AO/O/202/2188

Martin & Pole
7 Broad Street
WOKINGHAM
RG40 1AY

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 Julie Williams

PLANNING APPLICATION O/2002/8188
OUTLINE APPLICATION FOR THE ERECTION OF 6 FLATS WITH PARKING AND DEMOLITION OF EXISTING DWELING AT 44 RECTORY ROAD, WOKINGHAM

Following advice I have received from our highway officer Adam Coggins, as the layout has now changed, please provide a TRACK plot to show that a large delivery vehicle can turn within the site. Please also discuss the contribution with him now that the number of proposed flats has been reduced to 6. I am also awaiting a 'street scene' with front elevation of the proposed building.

It is important that the revised plans are submitted to me within two weeks, i.e. by 20 October, to ensure that the application is not determined on the basis of the current unsatisfactory submission. Should you have any difficulty in meeting this deadline or should you wish to discuss the revised plans please contact me immediately.

Yours sincerely

AO

MRS A ODELL
Planning Officer

c.c. Adam Coggins

Date: 26 September 2003

To: Adam Coggins - Highways

We have received Revised Plans for the following planning application:

Application Number: O/2002/8188

Location: 44, Rectory Road, Wokingham.

Proposal: Outline application for the proposed erection of 6 flats with parking. Demolition of existing dwelling.

Applicant: Mr A Bradley And Mr M Beswetherick C/O Martin & Pole.

Case Officer: Angela Odell

The new plans show the following: Reduction from 8 to 6 flats and alterations to siting and design of proposed buildings. Drawings: Site layout plan and indicative floor plans.

Comments are required by 17/10/2003.

Should you have any queries regarding this application please contact the case officer Angela Odell on (0118) 974 6445.

The layout has now changed - please provide a TRACK plot to show that a large delivery vehicle can turn within the site.

Ac.

2/10/03.

Tel. (0118) 974 6445

Date: 26 September 2003

Your Ref:

My Ref: Angela Odell / **O/2002/8188**

WOKINGHAM UNITARY
Aiming for Excellence

no longer clir

Councillor Edwards

30 Mays Road
Wokingham
RG40 1RW

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

PLEASE QUOTE APPLICATION NUMBER WHEN REPLYING

Dear Councillor

Application Number: O/2002/8188

Site Address: 44, Rectory Road, Wokingham, .

Proposal: Outline application for the proposed erection of 6 flats with parking. Demolition of existing dwelling..

Revised/additional plans show: Reduction from 8 to 6 flats and alterations to siting and design of proposed buildings. Drawings: Site layout plan and indicative floor plans.

We have received the above revised/additional plans and would be grateful to receive your observation no later than **17/10/2003**. Any comments received after this date may not be taken into account in determining the application.

Please quote reference number **O/2002/8188** in all communications and any response should be addressed to **Angela Odell** the case officer dealing with this application.

If you have any queries regarding this matter please contact the case officer on **(0118) 974 6445**.

I look forward to hearing from you.

Yours faithfully,

Angela Odell

Development Control Officer

Martin & Pole Nicholas
inc. Watts & Son
Est. 1846

67288

AMO

20 March 2003

COPIES

FILE

Our Ref: *JW/MMD*

Partners
I Millar Campbell FRICS
D D Chopping FRICS
D C Auger FRICS

Associate
G J R Lewis
(Chattels Auctioneer)

Consultants
C W Reynolds FRICS
P A H Lawrence FRICS
P C Neale FRICS

19th March 2003

Ms Angela Odell
Wokingham District Council
Planning Services
P O 157
Shute End
Wokingham
RG40 1WR

Dear Miss Odell.

Re: Application 0/2002/8188
44 Rectory Road

Further to our last telephone conversation I am confirming that we are looking at ways of amending the current application to overcome your concerns regarding massing and the potential for overlooking adjacent properties. As we are still awaiting confirmation regarding Heads of Terms for a legal agreement on the site I hope that you would be willing to continue to hold the application in abeyance pending suitable amendments being prepared. As soon as I have those amendments in hand I will contact you to see if they overcome your concerns and whether you would be willing to accept them as amendments to the current application or whether you would prefer them re-submitted as part of a fresh application.

I have spoken to the highways section who have confirmed that they are satisfied with the car-parking layout as shown on our last set of submitted drawings. He also explained that the normal level of financial contribution towards traffic management schemes could be as much as £1,300 per bedroom proposed. Obviously, I would like to be able to negotiate on this matter as it is not a new build situation and as we are providing on-site cycle parking and the reduced level of car-parking provision accords with local transport initiatives to encourage residents to not rely on private car. You may wish to convene a meeting to discuss a suitable of contribution whilst awaiting the amended plans.

I look forward to hearing from you.

Yours sincerely,

Julie Williams, BSc (Hons) Dip TP MRTPI
Martin & Pole

24 Friar Street, Reading RG1 1DP
Tel: (0118) 959 1231 *Fax: (0118) 958 5061*

Wokingham	**Crowthorne**	**Auction House**	**Earley**	**Reading**
(0118) 978 0777	(01344) 780111	(0118) 979 0460	(0118) 926 4422	(0118) 959 1231
w@martinpole.co.uk	c@martinpole.co.uk	a@martinpole.co.uk	e@martinpole.co.uk	r@martinpole.co.uk

www.martinpole.co.uk

RICS

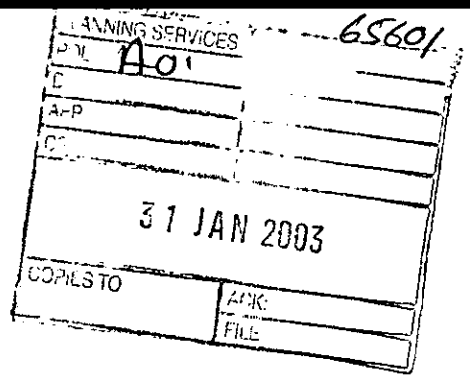
RICS

Martin & Pole

Residential & Commercial Estate Agents Lettings Agents
Auctioneers Planners Management Surveyors & Valuers

chartered surveyors

30 January 2003



Miss Angela Odell
Environment Services Department
Planning Services
Wokingham District Council
Council Offices
PO Box 157
Shute End
Wokingham
RG40 1WR

Dear Miss Odell

PLANNING APPLICATION O/2002/8188
44 RECTORY ROAD, WOKINGHAM

I have looked your case file for this application. There are a number of letters objecting to the proposal, most sent by people living in Barkhart Drive. Their comments are similar and touch on the following issues: density, height, over looking and increased traffic adding to pollution and congestion. I feel that I should respond to these concerns.

However, to begin I must correct a note made on the file by confirming that there were pre-application discussions held. Emy Circuit confirmed that the site's location close to the town centre and other services would require that at least 50 dwellings per hectare should be proposed. Keith Rogers also confirmed that a car parking ratio of 1 space per flat would be acceptable for this town centre site but that secure cycle parking would be required.

Objection Issues

Density – The proposed 8 flats equates to 61.5 dwellings per hectare whereas 50 dwellings per hectare the site would accommodate 7 dwellings (6.5). So the objection is to one dwelling. As you know the relevant policy WH3A and PPG3 guidance seeks at least 50 dwellings per hectare in appropriate locations, where possible.

Height – The objectors raise concerns that the planning application lacks details of height and design. As this is an outline planning application this level of detail is not normally submitted for approval at this stage. However, in response to your request for an indication of what the development might look like illustrative drawings and floor plans have now been submitted. From these it can be seen that using part of the roof space has been suggested to minimise height however there may be other solutions and the eventual height could be made a condition to ensure that the height is restrained.

Loss of light - The main 3 storey block would be at least 4 metres away from the boundary to properties on either side. The existing 5 bedroom house with gable roof details to the front comes to within 1 metre of the boundary with 12 Barkhart Drive and is sited so that it overlaps with that property's rear garden, which lies to the north of the proposal site. The two storey wings are shown with hipped roofs with an eaves height of 5 metres and just over 1 metre from the boundary. It is my opinion that the aspect from no.12 will be improved should this proposal be implemented by the elimination of the shadow cast by the existing house to the rear garden. Some light reaching the front garden area may be affected but as this is predominantly taken up with that property's drive and access the loss of amenity will be slight. Likewise, the other properties in Barkhart Drive which back on to the site may experience increased shadowing in the early morning but this will decrease to nil as the day goes on. No.42 Rectory Road will be unaffected by this issue.

7 Broad Street, Wokingham, RG40 1AY, T: 0118 979 0010, F: 0118 977 1991, w@martinpole.co.uk
198 Dukes Ride, Crowthorne, RG45 6DS, T: 01344 780111, F: 01344 780191, c@martinpole.co.uk
24 Friar Street, Reading, RG1 1DP, T: 0118 959 1231, F: 0118 958 5061, r@martinpole.co.uk
16 The Parade, Silverdale Road, Earley, RG6 7NZ, T: 0118 926 4422, F: 0118 926 3334, e@martinpole.co.uk
The Auction House, Milton Road, Wokingham, RG40 1DB, T: 0118 979 0460, F: 0118 977 6166, a@martinpole.co.uk

Partners: I Millar Campbell FRICS D C Auger FRICS D D Chopping FRICS
Associate: G J R Lewis (Chattels Auctioneer)
Consultants: C W Reynolds FRICS P A H Lawrence FRICS P C Neale FRICS

www.martinpole.co.uk

Loss of privacy – The illustrative layout shows the possible location of windows. The orientation of the block on the site has been chosen to ensure that residents will look down the garden rather than across it and towards the gardens and backs of properties in Barkhart Drive. The only side elevation windows can be finished with obscure glazing, which can be controlled by condition. Trees on the boundary of the site are proposed to be kept to help screen the views and these could be supplemented with additional planting as part of the landscaping reserved matter application.

Insufficient car parking – As noted above 1 space per dwelling was considered appropriate for this site when advice was sought from the highways officer prior to submitting the application. In fact the proposal shows an extra space as well a wider bay for use by a driver with disabilities located close to the main entrance. A large cycle storage building is also shown. An amended car parking layout has now been submitted to improve on vehicle turning space for residents and delivery vehicles. The objections seem to be based on previous and now out of date standards.

Road safety – The existing 5 bedroom house has a large forecourt area and garage so can accommodate a large number of vehicles on site. So the potential increase in traffic generation may not be greater than 4 cars. I would be surprised if Rectory Road does not have the capacity to cater for this level (or slightly greater) level of increase in car movements at peak times.

Loss of character – The proposal is for a residential building so the residential character of the area will be unaffected. The houses in this part of Rectory Road are mainly substantial with large footprints and imposing designs located on large garden plots. The replacement of this large two storey house with a part three storey part two storey building will not look out of keeping and is in accordance with government guidance and now modified Local Plan policy to achieve more efficiency in the use of residential sites. I noted the historic concerns of one objector to the change in character taking place in Wokingham caused by the gradual loss of large family homes to higher density redevelopment. I comment that this trend reflects established opinion that urban sites should be used in preference to greenfield ones and point out that his own relatively modern property occupies a site previously not built on. Change is rarely welcome.

In conclusion, although the objectors have raised valid concerns I feel that the proposal overcomes these, certainly sufficiently to meet policy requirements. Points of detail, such as location of windows, eaves height and ridge heights and materials could be resolved at reserved matters stage.

Please get in touch if you wish to discuss any of the objections or my comments on them.

Yours sincerely,

Julie Williams BSc Hons Dip TP MRTPI
For Martin & Pole, Nicholas

PLANNING SERVICES	HPT 64950
POL	S
DC Amo	F
APP	
CS	
15 JAN 2003	
COPIES TO	

Our Ref. **16080**
Your Ref. O/2002/8188
Date. 14 January 2003

FAO Angela Odell
Wokingham District Council
DX33506
WOKINGHAM

This matter is being dealt with by -
HPINDER

Dear Sir / Madam

TOWN AND COUNTRY PLANNING ACT 1990
Residential Development (1-20)

44 Rectory Road
Wokingham

I refer to your consultation received in this office on 23/12/2002

SEWERAGE

Thames Water Utilities Ltd., has no objection to the above planning application.

WATER

With regard to water supply, Thames Water Utilities Ltd., are unaffected by this development, and therefore have no comments to make.

Yours faithfully,

Admin
(For Technical Information Manager

RWE GROUP

AO

1793

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number 0/2002/8188 relates.

Address of site 44 RECTORY ROAD

WOKINGHAM

Signed M J Beswithend

Date 10/1/03

PLANNING SERVICES	
POL	
DC	
APP	
CS	
14 JAN 2003	
COPIES TO	

Angela Odell

From: John Mullaney
Sent: 14 January 2003 17:54
To: Angela Odell
Subject: 44 Rectory Road, WOKINGHAM, Berkshire O/2002/8188

I have no objections to the proposal but would recommend standard planning condition C070 regarding hours of construction is attached should planning consent be granted.

John Mullaney
Senior Environmental Health Officer
Environmental Protection and Housing
Wokingham District Council
Tel. 0118 974 6766
Fax. 0118 974 6401
john.mullaney@wokingham.gov.uk
www.wokingham.gov.uk

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 10 January, 2003
My ref. AO/O/202/2188

Martin & Pole
7 Broad Street
WOKINGHAM
RG40 1AY

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 Julie Williams

PLANNING APPLICATION O/2002/8188
OUTLINE APPLICATION FOR THE ERECTION OF 8 FLATS WITH PARKING AND DEMOLITION OF EXISTING DWELING AT 44 RECTORY ROAD, WOKINGHA

Following comments I have received from our highway officer Adam Coggins, please submit revised plans demonstrating turning for service/delivery vehicles and secure/ covered cycle parking for 4 cycles. He also advises that contributions will be sought towards local traffic management schemes and sustainable transport initiatives.

It is important that the revised plans are submitted to me within two weeks, i.e. by 24 January, to ensure that the application is not determined on the basis of the current unsatisfactory submission. Should you have any difficulty in meeting this deadline or should you wish to discuss the revised plans please contact either Adam Coggins on 974 6330 or me immediately. Please contact Adam regarding the amount of the contribution which is being sought, and for further information of what schemes it is to be put towards (if you need this).

However, I advise you that the above is in relation to highway matters only and does not imply that the application is otherwise considered acceptable.

Yours sincerely

AO

MRS A ODELL
Planning Officer

cc: Adam Coggins

HIGHWAYS CONSULTATION SHEET

From: Angela Odell **Date:** 23 December 2002

Application Number: O/2002/8188

Proposal: Outline application for the proposed erection of 8 flats with parking. Demolition of existing dwelling.

Parish: WOKINGHAM TOWN

Site Address:
44, Rectory Road, Wokingham, .

Applicant:
Mr A Bradley And Mr M Beswetherick C/O Martin & Pole.

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).

Site visit carried out: ☐ **No** ☐ **Yes - Date & Time:** _____

Comment.

Request revised plan demonstrating turning for service/delivery vehicles, secure/covered cycle parking for 4 no. cycles.

The applicant should be made aware that contributions will be sought towards local traffic management schemes and sustainable transport initiatives.

Signed: _____ **Print name:** AE 9/1/03

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 9 January, 2003
My ref. AO/O/202/2188

Martin & Pole
7 Broad Street
WOKINGHAM
RG40 1AY

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 Julie Williams

PLANNING APPLICATION O/2002/8188
OUTLINE APPLICATION FOR THE ERECTION OF 8 FLATS WITH PARKING AND DEMOLITION OF EXISTING DWELING AT 44 RECTORY ROAD, WOKINGHA

I am writing under the terms of Article 3 (2) of the Town & Country Planning (General Development Procedure) Order 1995 to advise you that it is not possible to determine the above application unless the following information is supplied. Please ensure that six copies are supplied of all submitted plans:

1. A tree survey (to B.S. 5838:1991) of the site and details of how the car parking spaces will be constructed to avoid damaging tree roots.

2. Indicative floor plans and elevations. These are required so that we can assess whether 8 flats can be satisfactorily accommodated in relation to impacts on the character and appearance of the area, and on neighbouring properties.

It is important that the revised plans are submitted to me within two weeks, i.e. by 23 January, to ensure that the application is not determined on the basis of the current unsatisfactory submission. Should you have any difficulty in meeting this deadline or should you wish to discuss the revised plans please contact either Neil Etherington on 974 6469 or me immediately.

P.S. I was not able to visit the rear of the site yesterday as the side gate was locked and there was nobody in. Please can you telephone me to rearrange this.

Yours sincerely

Ao

MRS A ODELL
Planning Officer

cc: Neil Etherington

To:
Neil Etherington
Senior Arboricultural Officer
Landscape and Trees

From: Angela Odell

Date: 23 December 2002 30 DEC 2002

Application Number: O/2002/8188

Proposal: Outline application for the proposed erection of 8 flats with parking. Demolition of existing dwelling..

Site Address:
44, Rectory Road, Wokingham, .

Applicant:
Mr A Bradley And Mr M Beswetherick C/O Martin & Pole.

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

Please ask the applicants to provide a full tree survey (BS 5837: 1991) and details of how the car parking spaces will be constructed to avoid damaging tree roots.

Ned Etherington

8/1/03.

Angela Odell

From: Andy Glencross
Sent: 03 January 2003 14:23
To: Angela Odell
Subject: PA O/2002/8188 44 Rectory Rd Wokingham

Hi Angela

All buildings have potential to act as roost sites for bats which are legally protected species. This building is to be demolished and consequently I would advise that the developer submits a survey of the buildings by a trained and licensed bat worker with their application. **This application involves the demolition of one or more buildings to allow for the redevelopment of a larger site then surveys and mitigation strategies cannot be attached as conditions of any planning permission granted.**

Cheers

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

Application Number: O/2002/8188

Case Officer : [illegible] AO

Valid Date : 13/12/02

Map No : 68A

Site Area : 0.13

Received Date: 13/12/2002

Level : Delegated Application

Description : Outline application for the proposed erection of 8 flats with parking. Demolition of existing dwelling.

Location : 44, Rectory Road, Wokingham, .

Parish : WK Ward : NORREYS

Applicant : Mr A Bradley And Mr M Beswetherick C/O Martin & Pole.

Fee Required: £440 Fee Received: £440 (2)

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

D. Pastures / Demolition

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

Thames Water

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

.....

.....

.....

.....

.....

.....

NEIGHBOURS

.....

S/N + see map

.....

+ pls include site indicated like

No pre-apps.

**********FILE COPY**********

Tel: (0118) 974 6445

Date: 23 December 2002

My ref: O/2002/8188

WOKINGHAM UNITARY
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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

Councillor Brown
12 Paice Green
Wokingham
RG40 1YN

Dear Councillor

Application Number: O/2002/8188
44, Rectory Road, Wokingham, .
Outline application for the proposed erection of 8 flats with parking. Demolition of existing dwelling.

I write to let you know that the above mentioned application has been received.

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Angela Odell** on **(0118) 974 6445** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Angela Odell** Application Number: **O/2002/8188**
44, Rectory Road, Wokingham, .
Outline application for the proposed erection of 8 flats with parking. Demolition of existing dwelling.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Brown

**********FILE COPY**********

**********FILE COPY**********

Tel: (0118) 974 6445

Date: 23 December 2002

My ref: O/2002/8188

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Edwards
30 Mays Road
Wokingham
RG40 1RW

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
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44, Rectory Road, Wokingham, .
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I write to let you know that the above mentioned application has been received.

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Angela Odell** on **(0118) 974 6445** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Angela Odell** Application Number: **O/2002/8188**
44, Rectory Road, Wokingham, .
Outline application for the proposed erection of 8 flats with parking. Demolition of existing dwelling.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Edwards

**********FILE COPY**********

**********FILE COPY**********

Tel: (0118) 974 6445

Date: 23 December 2002

My ref: O/2002/8188

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Robertson
47 Proctors Road
Wokingham
RG40 1RP

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: O/2002/8188
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Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Robertson
**********FILE COPY**********

david.lee@work

Received by Wokingham District Council

Application No: O/2002/8188

Proposal:
Outline application for the proposed erection of 8 flats with parking. Demolition of existing dwelling.

Location:
44, Rectory Road, Wokingham, .

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number O/2002/8188 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Angela Odell P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 16/01/2003. Written comments submitted will become available for public inspection.

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

Trevor Watson
Development Control Manager

23 December 2002

Organisation_Name	Building_Name	address1	Postcode
		40RECTORY ROADWOKINGHAM	RG40 1DN
		31RECTORY ROADWOKINGHAM	RG40 1DP
		33RECTORY ROADWOKINGHAM	RG40 1DP
		35RECTORY ROADWOKINGHAM	RG40 1DP
		38RECTORY ROADWOKINGHAM	RG40 1DN
		42RECTORY ROADWOKINGHAM	RG40 1DN
		44RECTORY ROADWOKINGHAM	RG40 1DN
		9WILTSHIRE ROADWOKINGHAM	RG40 1TS
		10BARKHART DRIVEWOKINGHAM	RG40 1TW
		11BARKHART DRIVEWOKINGHAM	RG40 1TW
		12BARKHART DRIVEWOKINGHAM	RG40 1TW
		14BARKHART DRIVEWOKINGHAM	RG40 1TW
		15BARKHART DRIVEWOKINGHAM	RG40 1TW
		16BARKHART DRIVEWOKINGHAM	RG40 1TW
		17BARKHART DRIVEWOKINGHAM	RG40 1TW
		9BARKHART DRIVEWOKINGHAM	RG40 1TW

13.DEC.2002 8188

RICS

Martin & Pole

Residential & Commercial Estate Agents Lettings Agents
Auctioneers Planners Management Surveyors & Valuers

chartered surveyors

The District Planning Officer
Wokingham District Council
Planning Department, P.O. Box No. 157
Council Offices
Shute End
Wokingham
Berkshire, Rg40 1WR

13 DEC 2002

8188

12th December 2002

Dear Sirs,

40 Rectory Road, Wokingham RG40 1DN
Planning Application

Please find enclosed a planning application seeking outline planning permission to redevelop this existing residential site, currently used by one house, to provide for up to 8 flats. The application seeks the approval of siting and access only at this stage.

A fee of £440, the ownership certificate and 6 sets of drawings are enclosed along with the application form. The first drawing shows the location of the site. The second is a block plan indicating the siting of the proposed block of flats, its relationship to adjacent properties and the proposed access and car parking layout. A selection of photographs of the site is also enclosed for information.

This letter provides a background to the application with my interpretation of the policy framework and how it applies to the site and this proposal.

Site Description

The house lies on the north side of Rectory Road close to its junction with Wiltshire Road. These roads form part of a gyratory system feeding traffic away from and around the town centre. Rectory Road has one way traffic east bound on two lanes. Directly south and south west of the site and within 400 metres of it are the main shopping streets and bus stops of Wokingham and a Waitrose Supermarket. The railway station lies about 800 metres to the east.

This part of Rectory Road is predominantly in residential use with mainly low-density detached houses on Rectory road itself although the surrounding area has a mix of house types and densities as one might expect of this town centre location.

7 Broad Street, Wokingham, RG40 1AY, T: 0118 979 0010, F: 0118 977 1991, w@martinpole.co.uk
198 Dukes Ride, Crowthorne, RG45 6DS, T: 01344 780111, F: 01344 780191, c@martinpole.co.uk
24 Friar Street, Reading, RG1 1DP, T: 0118 959 1231, F: 0118 958 5061, r@martinpole.co.uk
16 The Parade, Silverdale Road, Earley, RG6 7NZ, T: 0118 926 4422, F: 0118 926 3334, e@martinpole.co.uk
The Auction House, Milton Road, Wokingham, RG40 1DB, T: 0118 979 0460, F: 0118 977 6166, a@martinpole.co.uk

Partners: I Millar Campbell FRICS D C Auger FRICS D D Chopping FRICS
Associate: G J R Lewis (Chattels Auctioneer)
Consultants: C W Reynolds FRICS P A H Lawrence FRICS P C Neale FRICS

www.martinpole.co.uk

The existing two-storey house on the site seems to have been built in the 1950.s. Since when the house has gradually been enlarged with a double garage and new bedroom in 1963, a double carport and shed in 1970 and an addition to the utility room in 1990. The result is a wide property with a floor area of about 300 square metres.

The site has an area of approximately 0.13 hectares and tapers from a 32 metre wide frontage on to Rectory Road to 11.5 metres wide at the western end of the garden. The site is mainly level with established boundary screening. The most significant trees are on the Rectory Road frontage although none of the trees on the site are protected by a Tree Preservation Order. However, the trees on the road boundary, especially the large oaks, have an amenity value to the wider area.

To the north-east of the site is a medium density group of houses on Barkhart Drive and the nearest house to the site is no.12, which is about 6 metres away. However there are no side windows and its garden lies to the south of the house ie; towards Rectory Road. No.s 14-16 have gardens of about 10 metres depth and have rear facing bedroom windows at first floor.

To the south is no42.Rectory Road. There is a garage lying between that house and the site boundary in a gap of about 4 metres. There are no windows in the side elevation of this property. The established building line retains a gap of about 17 metres between the building faces and the roadside.

Relevant Planning Policy

The adopted Local Plan for this area is the South East Area Local Plan. However, the Wokingham District Local Plan (Deposit Draft) has been through its Local Plan Inquiry stage, the Local Plan Inspector's (LPI) report has been received and recommendations to modify the Plan agreed for a second round of public consultation. This version of the Plan is known as the Consolidated Modified Local Plan (CMLP) and as the recommended modifications are at such an advanced stage this document constitutes a material consideration when determining current planning applications.

44 Rectory Road lies within the settlement of Wokingham, designated as a Category A Settlement in the CMLP. This means that sites in these areas are considered to be the most sustainable for new development. Modified Policy WH1A: (Housing Development - Unidentified Sites) states that: **"Within the identified settlements, proposals for using land and buildings for housing will be determined in accordance with the following sustainable development criteria:**

a) development proposals will make the most effective use of land and buildings having regard to the need to maximise densities, a proper mix of housing and adequate levels of affordable housing;

b) The extent that future residents would be car dependent or have good access to alternative means of transport;

c) How successful the design and layout of the proposals would be in minimising any adverse impact on the character of adjoining buildings and/or the landscape and ecology of open areas;

d) The extent to which the proposals would make more efficient use of existing social and physical infrastructure, having regard to the cumulative impact of development.

Policy WH3A refers to density guidelines, first adopted by the Council in July 2000, which are based on Planning Policy Guidance Note 3 (Housing). This clarifies that new residential development schemes are expected to yield between 30–50 dwellings per hectare. The higher capacity will be particularly sought in those locations well served by public transport or amenities. In the interim period between adoption of this guidance and publishing the CMLP a site threshold of 0.3 hectares was applied. However, this does not appear in the CMLP therefore this site would be expected to achieve at least 8 dwellings to comply with this new policy.

Policy WH6A: Design Guidance, of the CMLP seeks a high standard of design as well as consideration shown for site layouts, settings and landscaping. This site benefits from being an existing residential site with an established garden. The boundaries are well screened and existing trees (all of which are to be retained) are mature and in good condition. By siting the proposed footprint broadly on that occupied by the existing house much of the character of the site will be protected as will the amenities and privacy of neighbours.

Policy WT6: Parking Provision seeks all new developments to encourage less reliance on cars and more use of alternative modes of transport. Parking standards are referred to but these are to be seen as the maximum required. For 2 bedroom units 1.5 spaces are suggested although in pre-application discussions with a Council highways officer 1 space per unit plus some visitor parking was requested given the proximity of the site to the town centre and other public transport modes. Cycle parking facilities were required.

The Proposal

The only way of complying with the new density policy is to redevelop the site with flats. This principle has been discussed with the senior planning officer for this area and it was confirmed that high density would be sought on this town centre site.

The existing access is in a good location to provide sufficient car parking space within the site and provide good visibility westwards along Rectory Road, including its junction with Glebelands Road. The existing access is wide enough to be adapted to allow for two way traffic – at present it is about 6 metres wide where it adjoins the road but 5 metres should be sufficient width to allow traffic to pass each other at this point.

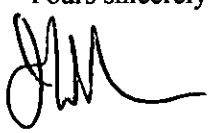
In deciding on the submitted scheme the following basic principles have been adopted:

- the need to retain existing and established boundary screening,
- the mature trees on the roadside boundary should be retained,
- no part of the built form should protrude in front of a line about 17 metres back from the existing roadside boundary to conform with the established building line,
- mature specimen trees within the site should be retained to enhance the garden character of the site,
- no windows to habitable rooms should face the side boundaries above ground level to protect adjacent residents from overlooking,
- that the existing access is retained to serve the new development, and

- that between 6-8 flats should be provided to meet the 50 dwellings per hectare requirement for this site while accommodating sufficient space for car parking and turning.

I am satisfied that the redevelopment of this site as described above and as depicted on the submitted drawings will comply with the policies referred to above and give rise to little local opposition. But please contact me if any more information is required or to discuss any revisions.

Yours sincerely



Julie Williams BSc Hons Dip TP MRTPI
Planning Department

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

13 DEC 2002 8788

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

PART 1

Please answer ALL QUESTIONS in BLOCK LETTERS. If a question is Not applicable, answer N/A in space. Please submit SIX copies of this form and plans to:-
THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT, P.O. Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM BERKSHIRE, RG40 1WR

FOR OFFICE USE ONLY

13 DEC 2002

1.	APPLICANT'S NAME	Mr A.G. Bradley & Mr M.J. Beswetherick	
	ADDRESS	c/o Agent	
	POSTCODE		PHONE:
2. If the applicant has an agent, all Correspondence will be sent to the agent	AGENT'S NAME	Martin & Pole (Julie Williams)	
	ADDRESS	24 Friar Street Reading	
	POSTCODE	RG1 1DP	PHONE: 0118 959 1231
3. On the plans show the SITE outlined in RED. Show also OTHER land in the Applicant's ownership or control in blue:	SITE LOCATION:	44 Rectory Road, Wokingham R40 1DN	
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used		Redevelopment for 8 no.2 bed flats with vehicle parking	
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.13	
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	Joint owners	
7. List all the plans and drawings Submitted with the application	PLANS/DRAWINGS	30751/01 (location) 30751/02 (Block & visibility plan).	

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

CHANGE OF USE		REDEVELOPMENT	X
ERECTION OF NEW BUILDING		ALTERATION or EXTENSION	

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

OUTLINE PERMISSION	X	See question 10	
FULL PERMISSION			
APPROVAL OF DETAILS/RESERVED MATTERS		State relevant outline permission number.	
TEMPORARY PERMISSION		State period required.	
RELAXATION OF CONDITIONS		State relevant application no.	

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

		SITING	X
EXTERNAL APPEARANCE		DESIGN	
MEANS OF ACCESS	X	LANDSCAPING	

11.	WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDINGS? e.g residential, industrial etc. If the site is vacant, say so, and also state its previous use and when that ceased.	Detached house & garden
12.	DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS?	No — If yes, show existing route(s) and any proposed alternatives on the plans
13.	ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED	Yes & No — If so, show their positions, spread and species on the plans and which, if any, are to be felled
14.	STATE EXTERNAL MATERIALS TO BE USED	To be determined as a reserved matter - external appearance.
15.	HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials etc. If the site is divided into plots, say how each is to be enclosed	Existing boundaries to be retained.
16.	HOW WILL SURFACE WATER BE DISPOSED OF?	To existing services
17.	HOW WILL FOUL SEWAGE BE DISPOSED OF?	To existing system: Yes; If no, please give details:
18.	WHAT ARE THE ACCESS ARRANGEMENTS? AS EXISTING AS PROPOSED Give details of pedestrian and vehicular access.	As existing with minor works to allow 2 way flow.
19.	HAS PROVISION BEEN MADE FOR THE DISABLED See notes for applicants?	Potential for ground floor flats to be specifically designed for use by disabled residents. Detailsto be determined as a reserved matter - design.

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

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	/	/	1 / 7
BUNGALOW	/	/	/
FLAT/MAISONETTE	8 / 3	/	/
OTHER	/	/	/

21.	DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE ?	no — If YES, complete Part 2 of the form
22.	DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OR MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS?	no — If YES, please ask for and complete Part 3 of the form
23.	STATE THE FEE ENCLOSED WITH THIS APPLICATION. The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.	£440.00

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

SIGNED: Martin & Pole — ON BEHALF OF: Mr Bradley & Mr Beswetherick — DATE: 11th Dec 2002

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

SECTION 66 CERTIFICATE

Application No. [ ] 13.DEC.2002 8188

13 DEC 2002

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

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) any part of the land to which the application relates.

(a) "Owner" means a person having a freehold interest or leasehold interest the not less

unexpired term of which is

than 7 years

OR

CERTIFICATE B

I certify that:

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

Owners (a) name	Address at which notice was served	Date on which notice was served

* See Note (a) to Certificate A

OR

CERTIFICATE C

I certify that:

- I/The applicant* cannot issue 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 accompanying application were owners (a) of any part of the land to which the application relates.

Owners (a) name	Address at which notice was served	Date on which notice was served

* See Note (a) to Certificate A

- 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) Insert description of steps taken

(b)

•Notice of the application as attached to this certificate, has been published in

the (c)

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

on (d)

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

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 not be earlier than the beginning of the period of 21 days ending with the date of the application).

CERTIFICATE D

I certify that:

- I/The applicant cannot issue a certificate in accordance with paragraph (a) of Section 66(1) of the Act in respect of the accompanying application

- I have/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 the 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)

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 a 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 Martin & Pole

On behalf of **Mr Bradley & Mr Beswetherick**

Date **10th December 2002**

ADDRESS 44 Rectory Road (Tinkers Hatch) PARISH Wokingham

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
R/51/63	Mr Livermore	Ext of house to provide double garage & extra bedroom	28/8/63	App
BR/27/70		Erect double carport & tool store shed	23/3/70	C/A
BR 12690	Mr Bedwetherick.	Ext to X utility rm & store	24.1.80	app NA
0/2002/8188	Mr. A. Bradley	Erect 8 flats with parking		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE