APPLICATION NO:

F/2002/7945

LOCATION:
Land At 71 - 87 Eastcourt Avenue, Earley Reading.

APPLICANT:
Persimmon Homes C/O Mr M Barrell

PROPOSAL:
Proposed erection of ~~8~~ 6 dwellings with conservatories. Amendment to consent F/2001/5058.

EARLIEST DATE FOR DECISION: **20/12/2002**

APPLICATION WILL HAVE EXPIRED ON:
20/01/2003

CASE OFFICER: **Angela Odell**

APPROVED

RAILEX
Marbleboard

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Persimmon Homes
C/O Mr M Barrell
45 – 47 Station Road
Gerrards Cross
Bucks
SL9 8ES

Application Number: F/2002/7945

Parish: **EARLEY**

Location: **Land at 71 - 87, Eastcourt Avenue, Earley, Reading.**

Proposal: **Proposed erection of 6 dwellings with conservatories (on plots 1 and 4-8). Amendment to consent F/2001/5058.**

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

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

Condition
2. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved. This shall include details of the rendering at first floor level of units 4-6.

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

Condition
4. The bathroom/ensuite windows at first floor level on all proposed houses hereby permitted shall not at any time be glazed other than with obscured glass. They shall be permanently fixed shut, and be permanently so retained thereafter.

Condition
5. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other

than between the hours of 8 am and 7 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.

Condition
6. No external lighting shall be installed on the site or affixed to any buildings on the site unless the Local Planning Authority has first approved in writing details of the position, height, design and intensity.

Condition
7. No plant, machinery or activities which are audible at the site boundary shall be operated or carried on within the site other than between the hours of 8 am to 6 pm Mondays to Fridays and 8 am to 1.30 pm Saturdays and they shall not be carried on or operated on Sundays or Bank or National Holidays.

Condition
8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Condition
9. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

Condition
10. Before any other part of the development hereby permitted is commenced, the vehicular access proposed shall be formed and provided with visibility splays shown on the approved drawing number 11361-1000. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height and maintained clear of any obstruction exceeding 0.6 metres in height at all times.

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

Condition
12. Precautions shall be taken for the duration of the construction period to prevent the deposit of mud and similar debris (including blown litter) on the adjacent public highways, in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

Condition
13. No other development of the site shall take place until the access has been constructed in accordance with the approved plans.

Condition
14. 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. This shall include the details and positioning of a close-board fence to the rear of the

proposed car park area in front of the existing conifer screening. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority. The approved scheme shall be maintained in perpetuity.

Condition
15. 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. This should include a detailed statement specifying how the proposed driveway for plot 8 is to be constructed whilst minimising damage to the rooting area of the existing horse chestnut tree. The approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

Condition
16. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Condition
17. A landscape management plan, including long term design objectives, management responsibilities, timescales and maintenance schedules for all landscape areas, other than privately owned, domestic gardens, shall be submitted to and approved in writing by the Local Planning Authority prior to first occupation of the houses for their permitted use. The landscape management plan shall be carried out as approved.

Condition
18. No trees, hedgerows or shrubs within the curtilage of the site, except those shown on the approved plan(s) or otherwise clearly indicated in the approved details as being removed, shall be felled, lopped or pruned, nor shall any roots be removed or pruned without the prior consent of the Local Planning Authority during development and for a period of five years after completion of the development hereby approved. The branch structure and trunks of the trees to be retained and their root systems shall be protected from any damage during site works, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Any trees, hedgerows or shrubs removed or which die or become dangerous, damaged or diseased before the end of a period of five years after completion of the development hereby approved shall be replaced with new trees, hedging or shrub species (of such size species and in such number and position as maybe agreed in writing), before the end of the first available planting season (1st November to 31st March) following their loss or removal.

Condition
19. Notwithstanding the details shown on the submitted plans, the position and design of the bin stores shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development. The development shall be carried out and maintained in accordance with the approved details.

Condition
20. 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.

Condition
21. No building shall be occupied until space for parking bicycles has been provided in accordance with the approved drawing(s)/details(s).

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

Condition
23. No development approved by this permission shall be commenced prior to a contaminated land assessment and associated remedial strategy being submitted to and approved in writing by the Local Planning Authority. Except as otherwise agreed in writing by the Local Planning Authority, all works comprised within the strategy which are not within buildings shall be carried out before the commencement of any development approved by this permission. All works within buildings shall be carried out before the occupation of any part of the building to which such internal works relate. If during any works contamination is encountered which has not previously been identified then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed in writing with the Local Planning Authority. Upon completion of the works, this condition shall not be discharged until a closure report has been submitted to and approved in writing by the Local Planning Authority.

Condition
24. This permission expressly excludes the dwellings shown on plots 2 and 3 on drawing number 11361-1000 in accordance with the applicants' letter dated 17 December 2002.

Reason
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

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

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

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

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

Reason
6. In the interests of visual amenity.

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

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

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

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

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

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

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

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

Reason
15. In the interests of visual amenity.

Reason
16. In the interests of visual amenity.

Reason
17. In order to ensure that the approved landscaping is satisfactorily maintained.

Reason
18. The existing trees/hedgerows/shrubs represent an important public visual amenity in the area.

Reason
19. In the interests of visual amenity and appropriate access.

Reason
20. 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.

Reason
21. In order to ensure bicycle parking facilities are provided and encourage use of sustainable modes of travel.

Reason
22. To ensure adequate protection of a protected species.

Reason
23. To ensure any soil, gas or water contamination on the site is remedied to protect the existing/proposed occupants of the application site and/or adjacent land.

Reason
24. For the avoidance of doubt.

Informative
1. The applicant is reminded that this permission relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. To obtain advice on current Building Regulations the applicant should contact the Building Control Section of the District Council's Planning Department.

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

Informative
3. 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 LD1, LD3, LD5, EN1, EN3, H5 and T7.
Loddon Area Local Plan Policies LTV1, LH1, LE7, LBE1, LBE2, LT5, LT6, LPS2 and LPS3.
Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3, WH1, WH6, WEM11, WBE1, WT6, WT7 and WIC16.

T. G Watson

Trevor Watson
Development Control Manager
Date: 08/01/2003

Notice checked by: _____

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

Date: 02 January 2003

To: Case Officer

We have received Revised Information for the following planning application:

Application Number: F/2002/7945

Location: Land At 71 - 87, Eastcourt Avenue, Earley, Reading.

Proposal: Proposed erection of 6 dwellings with conservatories (on plots 1 and 4-8). Amendment to consent F/2001/5058.

Applicant: Persimmon Homes C/O Mr M Barrell.

Case Officer: Angela Odell

The new plans show the following: Amendment to description.

For information only.

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

1970/0102

(RING ONE)

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

App. No. F/2002/7945. Date Rec. 17.12.02

Location: Land at 71-87 Eastcourt Avenue

Parish: Earley.

Applicant: Persimmon Homes.

Description of attached plans: Amendment to description to ~~often conservatories insert~~ ~~"on plots 1 and 4-8~~ "Proposed erection of ~~8~~ 6 dwellings with conservatories (on plots 1 and 4-8) - amendment to consent F/2001/5058.

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.

For info. only.

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: ~~All~~ All originally notified (for info. only)

Date for Responses ~~[illegible]~~ None required

FURTHER ACTION

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

Redate Application ✓/ N From:

New Site Notice ✓/ N

Revised Proposal Description:

CASE OFFICER AO.

Consultations Sent by Admin. on 02.01.PS.

Yellow - Case Officer Copy
Green - Part One Copy

PLANNING SERVICES	HPT 64385
POL	TLS
DC AMO	ENF
APP	
CS	
17 DEC 2002	
COPIES TO	

PERSIMMON

PERSIMMON HOMES (THAMES VALLEY) LTD
45-47 Station Road
Gerrards Cross
Buckinghamshire
SL9 8ES
Tel: 01753 892893
Fax 1: 01753 892898
Fax 2: 01753 895537
DX 40250 Gerrards Cross
www.persimmonhomes.com

17 December 2002
NA/east/c/counc3

Mrs A Odell
Wokingham Unitary
PO Box 153
Shute End
Wokingham
Berkshire RG40 1WQ

By Fax & Post: 01189 746484

7945

REVISED INFORMATION

Dear Mrs Odell

Re: Planning Application F/2002/7945
Proposed Erection of 8 Dwellings with Conservatories (Amendment to Consent F/2001/5058) on land at:
71-87 Eastcourt Avenue, Earley, Reading, Berkshire

Thank you for your letter dated 13 December 2002 in relation to the above development Your comments in relation to plots 2 and 3 are noted and accordingly we would wish to withdraw these plots from this application with immediate effect.

As suggested, we enclose a new Retrospective Planning Application for plots 2 and 3 (including conservatories) and the garage to plot 8. I note your comment that Heidi Lynch has not formally approved the re-siting of plots 2 and 3, however, as this amendment is only the movement of the block 1Lm to the North West, I would not anticipate this to be a controversial issue and would be more than happy to meet with you to discuss if you feel that this would be beneficial.

In relation to the garage of plot 8, it was necessary to amend the roof layout of this unit to avoid overhanging eaves, guttering and associated surface water drainage within our neighbour's property and the enclosed was felt to be the most practical solution to the problem.

I trust that you will find the enclosed application to be acceptable and would apologise for any confusion caused.

Should you wish to discuss any aspect of this scheme further please do not hesitate to contact me.

Yours sincerely

Nick Ashfield TechRICS
Architectural Design Manager
PERSIMMON HOMES (THAMES VALLEY) LIMITED

cc: Geoff Jackson - Persimmon Homes (Thames Valley) Ltd
Jon Regent - Persimmon Homes (Thames Valley) Ltd
Mark Barrell - Persimmon Homes (Thames Valley) Ltd
Site

RECYCLED PAPER

Persimmon Homes (Thames Valley) Limited. Registered Office: Persimmon House, Fulford, York, YO19 4FE.
Directors: R. Wright (Chairman), N. Bloomfield (Managing Director), J. Carney, G. A. Jackson.
Registered in England No. (2142835). A Subsidiary Company of Persimmon plc and a Trading Agent of Persimmon Homes Limited.

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 13 December, 2002
My ref. AO/F/2002/7945
Your ref. MB/east/council14

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

Persimmon Homes
45-47 Station Road
Gerrards Cross
Bucks
SL9 8ES

By fax and post

Dear Mr Barrell

PLANNING APPLICATION F/2002/7945
PROPOSED ERECTION OF 8 DWELLINGS WITH CONSERVATORIES (AMENDMENT TO CONSENT F/2001/5058) ON LAND AT 71-87 EASTCOURT AVENUE, EARLEY

I am writing to advise you that it is not possible to determine your application unless the proposal to erect conservatories on plots 2 and 3 is withdrawn from it. As I have explained, this is because the houses on plots 2 and 3 are shown to be differently sited to the positions shown on the current application. If you do not withdraw these two plots from the application, to be received in writing by Wednesday 18 December 2002, the application will be made invalid.

I have discussed your letter of 5 December with Heidi Lynch, and she has advised me that she has not approved any re-siting of the houses on plots 2 and 3 as a minor amendment. A new, separate, retrospective planning application will be required for re-siting of the houses on plots 2 and 3 (together with conservatories if you wish) and the garage on plot 8. However, I advise you that receipt of this additional application does not imply that it will be approved.

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

cc: Heidi Lynch, Jerry Hedley

Condition

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

Condition

2. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved. This shall include details of the rendering at first floor level of units ~~2-6~~ 4-6.

Condition

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

Condition

4. The bathroom/ensuite windows at first floor level on all proposed houses hereby permitted shall not at any time be glazed other than with obscured glass. They shall be permanently fixed shut, and be permanently so retained thereafter.

Condition

5. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other

than between the hours of 8 am and 7 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.

Condition
6. No external lighting shall be installed on the site or affixed to any buildings on the site unless the Local Planning Authority has first approved in writing details of the position, height, design and intensity.

Condition
7. No plant, machinery or activities which are audible at the site boundary shall be operated or carried on within the site other than between the hours of 8 am to 6 pm Mondays to Fridays and 8 am to 1.30 pm Saturdays and they shall not be carried on or operated on Sundays or Bank or National Holidays.

Condition
8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Condition
9. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

Condition
10. Before any other part of the development hereby permitted is commenced, the vehicular access proposed shall be formed and provided with visibility splays shown on the approved drawing number ~~1479/01-Rev-D~~. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height and maintained clear of any obstruction exceeding 0.6 metres in height at all times.
11361 - 1000

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

Condition
12. Precautions shall be taken for the duration of the construction period to prevent the deposit of mud and similar debris (including blown litter) on the adjacent public highways, in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

Condition
13. No other development of the site shall take place until the access has been constructed in accordance with the approved plans.

Condition
14. 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. This shall include the details and positioning of a close-board fence to the rear of the

proposed car park area in front of the existing conifer screening. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority. The approved scheme shall be maintained in perpetuity.

Condition

15. 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. This should include a detailed statement specifying how the proposed driveway for plot 8 is to be constructed whilst minimising damage to the rooting area of the existing horse chestnut tree. The approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

Condition

16. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Condition

17. A landscape management plan, including long term design objectives, management responsibilities, timescales and maintenance schedules for all landscape areas, other than privately owned, domestic gardens, shall be submitted to and approved in writing by the Local Planning Authority prior to first occupation of the houses for their permitted use. The landscape management plan shall be carried out as approved.

Condition

18. No trees, hedgerows or shrubs within the curtilage of the site, except those shown on the approved plan(s) or otherwise clearly indicated in the approved details as being removed, shall be felled, lopped or pruned, nor shall any roots be removed or pruned without the prior consent of the Local Planning Authority during development and for a period of five years after completion of the development hereby approved. The branch structure and trunks of the trees to be retained and their root systems shall be protected from any damage during site works, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Any trees, hedgerows or shrubs removed or which die or become dangerous, damaged or diseased before the end of a period of five years after completion of the development hereby approved shall be replaced with new trees, hedging or shrub species (of such size species and in such number and position as maybe agreed in writing), before the end of the first available planting season (1st November to 31st March) following their loss or removal.

Condition

19. Notwithstanding the details shown on the submitted plans, the position and design of the bin stores shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development. The development shall be carried out and maintained in accordance with the approved details.

Condition
20. 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.

Condition
21. No building shall be occupied until space for parking bicycles has been provided in accordance with the approved drawing(s)/details(s).

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

Condition
23. No development approved by this permission shall be commenced prior to a contaminated land assessment and associated remedial strategy being submitted to and approved in writing by the Local Planning Authority. Except as otherwise agreed in writing by the Local Planning Authority, all works comprised within the strategy which are not within buildings shall be carried out before the commencement of any development approved by this permission. All works within buildings shall be carried out before the occupation of any part of the building to which such internal works relate. If during any works contamination is encountered which has not previously been identified then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed in writing with the Local Planning Authority. Upon completion of the works, this condition shall not be discharged until a closure report has been submitted to and approved in writing by the Local Planning Authority.

Reason
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

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

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

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

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

Reason
6. In the interests of visual amenity.

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

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

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

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

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

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

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

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

Reason
15. In the interests of visual amenity.

Reason
16. In the interests of visual amenity.

Reason
17. In order to ensure that the approved landscaping is satisfactorily maintained.

Reason
18. The existing trees/hedgerows/shrubs represent an important public visual amenity in the area.

Reason
19. In the interests of visual amenity and appropriate access.

Reason
20. 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.

Reason
21. In order to ensure bicycle parking facilities are provided and encourage use of sustainable modes of travel.

Reason
22. To ensure adequate protection of a protected species.

Reason
23. To ensure any soil, gas or water contamination on the site is remedied to protect the existing/proposed occupants of the application site and/or adjacent land.

Informative
1, This permission relates to the application as amended with revised drawing numbers 1479/01 Rev D, 1479/03 Rev A, 1479/04 Rev B, 1479/05 Rev A, submitted to the Local Planing Authority on 22 March 2002 showing the position of plots 2 & 3 amended and the amendment of roof plans to plots 2-6, the removal of the dormer window on plot 7, visibility splays and driveway widths, and does not approve the proposals as originally submitted.

Informative
2. The applicant is reminded that this permission relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. To obtain advice on current Building Regulations the applicant should contact the Building Control Section of the District Council's Planning Department.

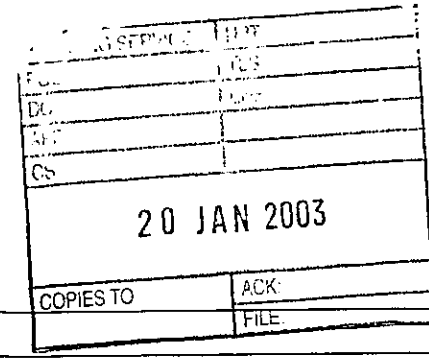
Informative
3. The Head of Engineering Services at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.

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

Berkshire Structure Plan Policies LD1, LD3, LD5, EN1, EN3, H5 and T7.
Loddon Area Local Plan Policies LTV1, LH1, LE7, LBE1, LBE2, LT5, LT6, LPS2 and LPS3.
Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3, WH1, WH6, WEM11, WBE1, WT6, WT7 and WIC16.

FROM: Angela Odell

DATE: 15 January 2003



EARLEY TOWN CONSULTATION SHEET

Application Number: F/2002/7945

Proposal: Revised plans showing amendment to roof layout of garage of plot 8, and resiting of plots 2 & 3 (1m N.W.)

Site Address: 87 Eastcourt Avenue

Applicant:

Your observations are required in respect of this application **by 04/01/03**

NO OBJECTION

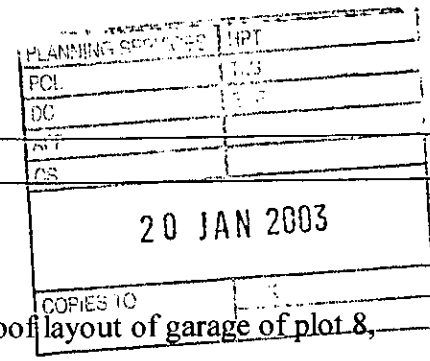
SIGNED: _____ DATE: 16 JAN 2003

Clerk to Earley Parish/Town Council.

DELEGATED

FROM: Angela Odell

DATE: 15 January 2003



EARLEY TOWN CONSULTATION SHEET

Application Number: F/2002/7945

Proposal: Revised plans showing amendment to roof layout of garage of plot 8, and resiting of plots 2 & 3 (1m N.W.)

Site Address: 87 Eastcourt Avenue

Applicant:

Your observations are required in respect of this application **by 04/01/03**

NO OBJECTION

SIGNED: _____ DATE: 16 JAN 2003

Clerk to Earley Parish/Town Council.

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POL	TLS
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APP	
CS	
17 DEC 2002	
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	FILE

PERSIMMON HOMES (THAMES VALLEY) LTD
45-47 Station Road
Gerrards Cross
Buckinghamshire
SL9 8ES
Tel: 01753 892893
Fax 1: 01753 892898
Fax 2: 01753 895537
DX 40250 Gerrards Cross
www.persimmonhomes.com

17 December 2002
NA/east/c/counc3

Mrs A Odell
Wokingham Unitary
PO Box 153
Shute End
Wokingham
Berkshire RG40 1WQ

By Fax & Post: 01189 746484

7945

REVISED INFORMATION

Dear Mrs Odell

Re: Planning Application F/2002/7945
Proposed Erection of 8 Dwellings with Conservatories
(Amendment to Consent F/2001/5058) on land at:
71-87 Eastcourt Avenue, Earley, Reading, Berkshire

Thank you for your letter dated 13 December 2002 in relation to the above development. Your comments in relation to plots 2 and 3 are noted and accordingly we would wish to withdraw these plots from this application with immediate effect.

As suggested, we enclose a new Retrospective Planning Application for plots 2 and 3 (including conservatories) and the garage to plot 8. I note your comment that Heidi Lynch has not formally approved the re-siting of plots 2 and 3, however, as this amendment is only the movement of the block 1Lm to the North West, I would not anticipate this to be a controversial issue and would be more than happy to meet with you to discuss if you feel that this would be beneficial.

In relation to the garage of plot 8, it was necessary to amend the roof layout of this unit to avoid overhanging eaves, guttering and associated surface water drainage within our neighbour's property and the enclosed was felt to be the most practical solution to the problem.

I trust that you will find the enclosed application to be acceptable and would apologise for any confusion caused.

Should you wish to discuss any aspect of this scheme further please do not hesitate to contact me.

Yours sincerely

Nick Ashfield TechRICS
Architectural Design Manager
PERSIMMON HOMES (THAMES VALLEY) LIMITED

cc: Geoff Jackson - Persimmon Homes (Thames Valley) Ltd
Jon Regent - Persimmon Homes (Thames Valley) Ltd
Mark Barrell - Persimmon Homes (Thames Valley) Ltd
Site

RECYCLED PAPER

Persimmon Homes (Thames Valley) Limited. Registered Office: Persimmon House, Fulford, York. YO19 4FE.
Directors: R. Wright (Chairman), N. Bloomfield (Managing Director), J. Carney, G. A. Jackson.
Registered in England No. (2142835). A Subsidiary Company of Persimmon plc and a Trading Agent of Persimmon Homes Limited.

Angela Odell

From: John Mullaney
Sent: 06 December 2002 08:17
To: Angela Odell
Subject: RE: 71-87 Eastcourt Avenue, Earley READING, Berkshire F/2002/7945

Please attach the same conditions as recommended previously for this site, application ref F/2001/5058.

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

64084

PERSIMMON

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SL9 8ES
Tel: 01753 892893
Fax 1: 01753 892898
Fax 2: 01753 895537
DX 40250 Gerrards Cross
www.persimmonhomes.com

PLANNING SE...
PC
Amo
09 DEC 2002

5 December 2002
MB/east/counc16

Mrs A Odell
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WQ

By Fax & Post: 01189 746484

Dear Mrs Odell

Re: Development at 71-87 Eastcourt Avenue, Earley, Reading, Berkshire
Ref: F/2002/7945

I write further to your recent letter dated 27 November 2002 and our subsequent telephone conversation with regards to site positioning of plots 2, 3 and the garage of plot 8.

I would like to draw your attention to a letter sent to Miss Heidi Lynch on 27 March 2002 from our Planning Architect, Edwards Irish Partnership, which refers to plots 2 and 3 being repositioned in line with your requirements (please refer to drawing no. 1479-01D and correspondence enclosed).

Further to this amendment, and in order to comply with Part M of the Building Regulations in relation to disabled access, it was necessary to further reposition plots 2 and 3 by sliding them by 1m to the North West.

Regrettably, this amendment has not been formally submitted to you for approval and for this we apologise. We do, however, believe that this change is minor in nature, does not detrimentally affect any neighbouring dwelling or reduce garden length on plot 2 below the minimum standard of 10m. On this basis we believe that this matter could be considered as a minor amendment to the current scheme and be addressed under delegated powers, without the need for a formal Planning Application.

I would confirm that our external works layout plan, drawing no: 11361-100-D, which detailed this change, was previously submitted to your Authority to discharge Planning Conditions and that this revision is still current (refer to attached correspondence dated 12 June 2002).

I would also point out that some time has passed since the submission of the drawing showing this amendment and likewise, so has our Build Programme, which has moved on to a point of near completion.

..../

RECYCLED PAPER

Persimmon Homes (Thames Valley) Limited, Registered Office: Persimmon House, Fulford, York. YO19 4FE.
Directors: R. Wright (Chairman), N. Bloomfield (Managing Director), J. Carney, G. A. Jackson.
Registered in England No. (2142835). A Subsidiary Company of Persimmon plc and a Trading Agent of Persimmon Homes Limited.

I would therefore be grateful if you would consider the above as a minor amendment to the scheme and look forward to hearing from you shortly.

In the meantime, should you wish to discuss this matter further, or have any queries, please do not hesitate to contact either myself or my colleague, Nick Ashfield.

Yours sincerely

Mark Barrell
Technical Co-ordinator
PERSIMMON HOMES (THAMES VALLEY) LIMITED

64206

AMO

Our Ref. **15400**
Your Ref. Angela Odell/F/2002/7945
Date. 05 December 2002

2002

ANGELA ODELL
FAO ~~Natalie Brown~~
Wokingham District Council
DX33506
WOKINGHAM

This matter is being dealt with by -
NBOKULI

Dear Sir / Madam

TOWN AND COUNTRY PLANNING ACT 1990
Residential Development (1-20)

Land at 71-87 Eastcourt Avenue
Earley
Reading

I refer to your consultation received in this office on 26/11/2002

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

HIGHWAYS CONSULTATION SHEET

From: Angela Odell **Date:** 26 November 2002

Application Number: F/2002/7945

Proposal: Proposed erection of 8 dwellings with conservatories. Amendment to consent F/2001/5058.

Parish: EARLEY TOWN

Site Address:
Land At 71 - 87, Eastcourt Avenue, Earley, Reading.

Applicant:
Persimmon Homes C/O Mr M Barrell.

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:** _____

Only change to consent is conservatories ?
then
OK SMM 13/12/02

Signed: _____ **Print name:** _____

To:
Landscape and Trees

From: Angela Odell

Date: 26 November 2002 27 NOV 2002

Application Number: F/2002/7945

Proposal: Proposed erection of 8 dwellings with conservatories. Amendment to consent F/2001/5058..

Site Address:
Land At 71 - 87, Eastcourt Avenue, Earley, Reading.

Applicant:
Persimmon Homes C/O Mr M Barrell.

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

1. The proposed Surface Water Sewer is shown within 2m of the mature Sweet Chestnut tree at 87a Eastcourt Avenue. This is unacceptable.

2. Persimmon homes have recently felled the trees on this site. Therefore the proposed conservatories have no arboricultural implications.

3. A revised landscape scheme is required showing new planting to mitigate the loss of those trees removed.

Neil Ellerby

3/12/02

FROM: Angela Odell

DATE: 26 November 2002

DELEGATED

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2002/7945

Proposal: Proposed erection of 8 dwellings with conservatories. Amendment to consent F/2001/5058..

Site Address: Land At 71 - 87, Eastcourt Avenue, Earley, Reading.

Applicant: Persimmon Homes C/O Mr M Barrell.

Your observations are required in respect of this application **by 20/12/2002** .

PLANNING SERVICES
DRT
TLS
ENF
13 DEC 2002
ACK
FILE

NO OBJECTION

SIGNED: _____ DATE: 12 DEC 2002

Clerk To Earley Parish/Town Council.

COMMENTS ON APPLICATION: F/2002/7945

YOUR NAME: _____

YOUR ADDRESS: (if these details are incorrect please amend)
44 PALMERSTONE ROAD
EARLEY
READING
RG6 1HL

PLANNING SERVICES

POL	HPT
DC	ILS
APP	SMF
CS	

04 DEC 2002

COPIES TO: OK: ✓ 6/12/02 LE:

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 ☑

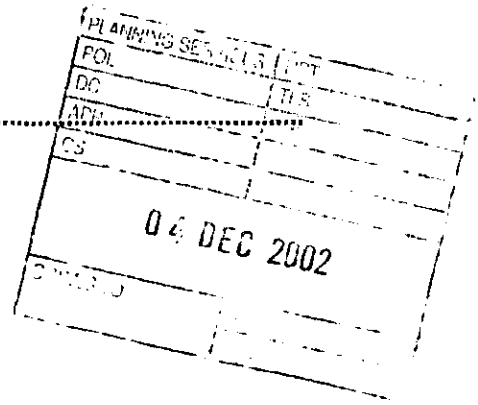
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☐

Comments:

Please see attached sheet.

Continue over the page if more room required

MR AND MRS A EVANS
44 Palmerstone Road
Earley
Reading
Berks
RG6 1HL



2 December 2002

Your Ref: Angela Odell
F/2002/7945

Amendment to consent F/2001/5058

I don't know why you bother asking for our comments with reference to the development at 71-87 Eastcourt Avenue, because it is evident that our opinions do not matter, and that the developers are allowed to do whatever they want regardless of the effect it has on the residents who have been happily living in this area for many years.

If we had wanted a house 20m from our back door, and indeed to be constantly overlooked, we would have purchased a house in Lower Earley. As of last week we have no privacy whatsoever as the evergreen screening along the rear boundary, between our garden and the new development has been cut down by Persimmon Homes, despite assurances that this would not be allowed. This means that our house and garden is now overlooked by several first floor windows and even ground floor windows, as the new development is less than 2m from our boundary and higher than we are, which means that the windows are currently above fence height.

For this reason alone we would object to a conservatory being put on plot 3, as it would only be a short distance from our boundary, thus increasing the chances of being overlooked, not to mention the increased noise and lighting levels that will ensue after an extra 'living' space has been added. We feel that the houses behind us are already overbearing, and any addition to the rear of the property would increase its depth still further, thus reducing our visual amenity even more. We would also object to conservatories being placed on the other plots, as they too would have the same detrimental effects on our neighbour's properties.

No doubt Persimmon Homes will be allowed to do as they wish, as they have been allowed to since the beginning, as we note with interest that some of the properties already have flashing in place, ready for the conservatories to be erected, so it obviously doesn't matter what we say!

1792

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number F/2002/7945 relates.

Address of site 11-87 EASTCOURT AVE

EARLEY, READING

05 DEC 2002

Signed Mark Bunell

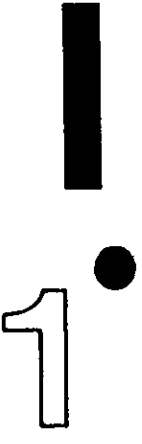
Date 4-12-02

Postage will be paid by licensee

Do not affix Postage Stamps if posted in Gt. Britian, Channel Islands, N Ireland or the Isle of Man

Business reply service
License no. RG147

Planning Services
Environmental Services Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire RG40 1BR



Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 27 November, 2002
My ref. AO/F/2002/7945
Your ref. MB/east/council14

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

Persimmon Homes
45-47 Station Road
Gerrards Cross
Bucks
SL9 8ES

Dear Mr Barrell

PLANNING APPLICATION F/2002/7945
PROPOSED ERECTION OF 8 DWELLINGS WITH CONSERVATORIES (AMENDMENT TO CONSENT F/2001/5058) ON LAND AT 71-87 EASTCOURT AVENUE, EARLEY

I refer to the above application. I note that on the submitted layout drawing No. 11361-1000 the houses on plots 2 and 3 are shown to be 1.1m. further back than on the approved drawing No. 1479 01D (of Edwards Irish). The garage on plot 8 is also shown to be further forwards. If these differences are an error, please resubmit at least 6 copies revised drawing No. 11361-1000 with the houses and garage in the approved position. However, if you wish to apply to construct these 2 houses and garage in the position shown on drawing 11361-1000, you should withdraw the current application and resubmit it with description of proposed development to include re-siting of the proposed houses on plots 2 and 3, and garage on plot 8.

It is important that any revised plans are submitted to me, or that alternatively the application is withdrawn, within two weeks, i.e. by 11 December, 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.

However, I advise you that receipt of revised plans does not imply that the proposal is likely to be considered acceptable, as it has not yet been assessed.

Yours sincerely

Ao

MRS A ODELL
Planning Officer

cc: Heidi Lynch, Jerry Hedley

Application Number : F/2002/7945	**Map No :** 46
Case Officer : AO.	**Site Area :** 0·29.
Valid Date : 25 NOV 2002	**Received Date: 07/11/2002**

Level : Delegated Application

Description : Proposed erection of 8 dwellings with conservatories. Amendment to consent F/2001/5058.

Location : Land At 71 - 87, Eastcourt Avenue, Earley, Reading.

Parish : EA **Ward : WHI** 26·11·02 B.

Applicant : Persimmon Homes C/O Mr M Barrell.

Fee Required: £0 **Fee Received: £0** re submission

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS	Red line different from 15058	faxed 14/11	25 NOV 2002
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED	None	14/11	25 NOV 2002
ELEVATION PLANS	Type A - Show full side elev. (not obscured by garage). - Also submit handed plans (for plot 1)	14/11	25 NOV 2002
FLOOR PLANS	Type B Show full side elev. (not obscured by garage). Type C - Other side elevation required	14/11	25 NOV 2002
NO SCALE OR SCALE IS IMPERIAL	- Submit handed plans (for plots 3, 5 & 6)		25 NOV 2002
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 26.11.02-3

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 ✓

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

+ attached list of names & addresses

No new pre-apps

WOKINGHAM UNITARY
Aiming for Excellence

Applicationo	Name & Address
F/2001/5058	Peter Marshall 37 Palmerstone Road EARLEY RG6 1HL
F/2001/5058	Mrs. R.M. Garner 39 Palmerstone Road EARLEY RG6 1HL
F/2001/5058	Andrew & Tracey Evans 44 Palmerstone Road EARLEY RG6 1HL
F/2001/5058	Robert Ross 63 Eastcourt Avenue EARLEY RG6 1HH
F/2001/5058	Malcolm Storry 50 Church Road EARLEY RG6 1HT
F/2001/5058	Keith Vaness (?) 91 Eastcourt Avenue EARLEY RG6 1HJ
F/2001/5058	Mr & Mrs Pocock 44 Eastcourt Avenue EARLEY RG6 1HH
Application Approved	Letters sent 19.04.02

all sent in obs. letters for: F/2001/5058

Cllr Jenny Lissaman
46 Palmerstone Rd, Earley
Reading RG6 1HL

C Barlow
46 Fairview Ave, Earley
Reading RG6 1HE

John & Jane Elizabeth Wise
87a Eastcourt Avenue
Earley RG6 1HJ

Mr & Mrs S Bristow
69 Eastcourt Avenue
Earley RG6 1HH

Mr & Mrs H Dellar-Lane
45 Eastcourt Avenue
Earley RG6 1HH

Peter Sanders
50 Palmerstone Rd
Earley RG6 1HL

**********FILE COPY**********

Tel: (0118) 974 6445

Date: 26 November 2002

My ref: F/2002/7945

WOKINGHAM UNITARY
Aiming for Excellence

Councillor G Storry
50 Church Road
Earley
RG6 1HT

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

Dear Councillor

Application Number: F/2002/7945
Land At 71 - 87, Eastcourt Avenue, Earley, Reading.
Proposed erection of 8 dwellings with conservatories.
Amendment to consent F/2001/5058.

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: **F/2002/7945**
Land At 71 - 87, Eastcourt Avenue, Earley, Reading.
Proposed erection of 8 dwellings with conservatories. Amendment to consent F/2001/5058.
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 G Storry

**********FILE COPY**********

**********FILE COPY**********

Tel: (0118) 974 6445

Date: 26 November 2002

My ref: F/2002/7945

WOKINGHAM UNITARY
Aiming for Excellence

Councillor J Lissaman
46 Palmerstone Road
Earley
RG6 1HL

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

Dear Councillor

Application Number: F/2002/7945
Land At 71 - 87, Eastcourt Avenue, Earley, Reading.
Proposed erection of 8 dwellings with conservatories.
Amendment to consent F/2001/5058.

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Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Angela Odell** Application Number: **F/2002/7945**
Land At 71 - 87, Eastcourt Avenue, Earley, Reading.
Proposed erection of 8 dwellings with conservatories. Amendment to consent F/2001/5058.
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 J Lissaman

**********FILE COPY**********

Received by Wokingham District Council

Application No: F/2002/7945

PROPOSAL:
Proposed erection of 8 dwellings with conservatories. Amendment to consent F/2001/5058.

LOCATION:
Land At 71 - 87, Eastcourt Avenue, Earley, Reading.

The application is available for inspection at the locations & during the times detailed below:

WOKINGHAM DISTRICT COUNCIL, PLANNING RECEPTION, SHUTE END, WOKINGHAM between 8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday. (TEL: (0118) 974 6428)
OR
WOODLEY LIBRARY, HEADLEY ROAD, WOODLEY between 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. (closed all day Wednesday). If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/7945 to enable the library staff to locate the correct information.
OR
EARLEY TOWN COUNCIL, RADSTOCK HOUSE, RADSTOCK LANE, EARLEY between 9.00am – 1.00pm & 2.00pm – 4.30pm Monday to Friday. (TEL: (0118) 986 8995)

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 20/12/2002. Written comments submitted will become available for public inspection.

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

Trevor Watson
Development Control Manager
26 November 2002

Organisation_Name	Building_Name	address1	Postcode
		46FAIRVIEW AVENUEREADING	RG6 1HE
		137CHURCH ROADREADING	RG6 1HG
		50EASTCOURT AVENUEREADING	RG6 1HH
		51EASTCOURT AVENUEREADING	RG6 1HH
		52EASTCOURT AVENUEREADING	RG6 1HH
		53EASTCOURT AVENUEREADING	RG6 1HH
		54EASTCOURT AVENUEREADING	RG6 1HH
		55EASTCOURT AVENUEREADING	RG6 1HH
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		69EASTCOURT AVENUEREADING	RG6 1HH
		71EASTCOURT AVENUEREADING	RG6 1HH
		89EASTCOURT AVENUEREADING	RG6 1HJ
		91EASTCOURT AVENUEREADING	RG6 1HJ
		32PALMERSTONE ROADREADING	RG6 1HL
		34PALMERSTONE ROADREADING	RG6 1HL
		36PALMERSTONE ROADREADING	RG6 1HL
		38PALMERSTONE ROADREADING	RG6 1HL
		39PALMERSTONE ROADREADING	RG6 1HL
		40PALMERSTONE ROADREADING	RG6 1HL
		41PALMERSTONE ROADREADING	RG6 1HL
		42PALMERSTONE ROADREADING	RG6 1HL
		44PALMERSTONE ROADREADING	RG6 1HL
		46PALMERSTONE ROADREADING	RG6 1HL
		48PALMERSTONE ROADREADING	RG6 1HL
		50PALMERSTONE ROADREADING	RG6 1HL
		157CHURCH ROADREADING	RG6 1HQ
		159CHURCH ROADREADING	RG6 1HQ
		161CHURCH ROADREADING	RG6 1HQ
	161A	161ACHURCH ROADREADING	RG6 1HQ
	WOODLEY HILL HOUSE	WOODLEY HILL HOUSEEASTCOURT AVENUEREADI	RG6 1HH
	157A	157ACHURCH ROADREADING	RG6 1HQ
	WOODLEY HILL HOUSE	WOODLEY HILL HOUSEEASTCOURT AVENUEREADI	RG6 1HH
	87A		RG6 1HJ
Land At 71-87			
ROBSEAL LTD	75-87	75-87EASTCOURT AVENUEREADING	RG6 1JA
		73EASTCOURT AVENUEREADING	RG6 1HH
		75EASTCOURT AVENUEREADING	RG6 1HH
		83EASTCOURT AVENUEREADING	RG6 1HH
		85EASTCOURT AVENUEREADING	RG6 1HH
		77EASTCOURT AVENUEREADING	RG6 1HH
		79EASTCOURT AVENUEREADING	RG6 1HH
		81EASTCOURT AVENUEREADING	RG6 1HH

25.11.2002 7945

PERSIMMON

PERSIMMON HOMES (THAMES VALLEY) LTD
45-47 Station Road
Gerrards Cross
Buckinghamshire
SL9 8ES
Tel: 01753 892893
Fax 1: 01753 892898
Fax 2: 01753 895537
DX 40250 Gerrards Cross
www.persimmonhomes.com

22nd November 2002
MB/east/council14

25 NOV 2002

Ms Carol Hurst
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WQ

Dear Ms Hurst,

Re: Development at 71-87 Eastcourt Avenue, Earley, Reading, Berkshire
Planning Approval F/2000/7945(Amendment to F/2002/5058)

Further to your recent letter dated 14th November 2002, please find enclosed six copies of the following information:

- **Section 66 Certificate – duly completed and signed**
- **1 : 1250 Location Plan**
- **11361/SK1A - House Type A Plans and Elevations**
- **11361/SK2A – House Type B Plans and Elevations**
- **11361/SK3A – House Type C Plots 2 & 3 Plans and Elevations**
- **11063/SK4 – House Type C Plots 4,5 & 6 Plans and Elevations**

We trust the above is acceptable and sufficient enough for you to be able to progress with our application, but should you require any further information please do not hesitate to contact the writer.

Yours sincerely

Mark Barrell

Mark Barrell
Technical Co-ordinator
PERSIMMON HOMES (THAMES VALLEY) LTD

RECYCLED PAPER

Persimmon Homes (Thames Valley) Limited, Registered Office: Persimmon House, Fulford, York. YO19 4FE.
Directors: R. Wright (Chairman), N. Bloomfield (Managing Director), J. Carney, G. A. Jackson.
Registered in England No. (2142835). A Subsidiary Company of Persimmon plc and a Trading Agent of Persimmon Homes Limited.

THE FOLLOWING SCANNED IMAGES ARE DOCUMENTS OF BAD QUALITY OR ARE PHOTOCOPIES.



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

* * * COMMUNICATION RESULT REPORT (14.NOV.2002 16:50) * * *

TTI WDC PLAN&TRANSPORT

FILE	MODE	OPTION	ADDRESS (GROUP)	RESULT	PAGE
189	MEMORY TX		901753892898	OK	P. 2/2

25.NOV.2002 7945

REASON FOR ERROR
E-1) HANG UP OR LINE FAIL
E-2) BUSY
E-3) NO ANSWER
E-4) NO FACSIMILE CONNECTION

25.NOV.2002 7945

WOKINGHAM UNITARY
Aiming for Excellence

PLANNING SERVICES

Fax Cover Sheet

DATE: 14/11/02

TO: Mark Barrell

FROM: Carl Hurst **Planning Services.**

NUMBER OF PAGES INCLUDING THIS HEADER SHEET: 2

RECIPIENT FAX NUMBER: ~~0118~~ 01753 892898

OUR FAX NUMBER: (0118) 974 6484

SUBJECT: Planning application

NOTES: Please see attached letter for additional plans & information required on 71-87 Eastcourt Avenue.

25.NOV.2002 7945

Tel. (0118) 974 6429 or 6433

Date: 14 November 2002

Your Ref:

My Ref: F/2002/7945

WOKINGHAM UNITARY
Aiming for Excellence

Persimmon Homes
C/O Mr M Barrell
45 - 47
Station Road
Gerrars Cross
Bucks
SL9 8ES

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

Reference Number: 2002/7945

Site Address: Land At 71 - 87, Eastcourt Avenue, Earley, Reading.

Proposal: Proposed erection of 8 dwellings with conservatories. Amendment to consent F/2001/5058.

I return your application, as it is invalid and cannot be determined for the following reason(s);

Please provide a section 66 relating to ownership.

The red outline on the location plan is not the same as for application 2001/558. It must be the same to have a free go.

House type A – please provide full side elevations (as it will be built). Also provide handed plan for plot 1.

House type B - Please provide full side elevation of conservatory.

House type C – Please provide the other side elevations. Handed plans are required fo plots 3,5 & 6.

Please re-submit the proposal with the amendments and/or additional information requested above.

Yours faithfully,

Carol Hurst

Senior Technical Officer
Development Control

25.NOV.2002 7945

Tel. (0118) 974 6429 or 6433

Date: 14 November 2002

Your Ref:

My Ref: F/2002/7945

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House type A – please provide full side elevations (as it will be built). Also provide handed plan for plot 1.

House type B - Please provide full side elevation of conservatory.

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Please re-submit the proposal with the amendments and/or additional information requested above.

Yours faithfully,

Carol Hurst

Senior Technical Officer
Development Control

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

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

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

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

FOR OFFICE USE ONLY

07 NOV 2002
25.NOV.2002 7945
7945

1.	APPLICANT'S NAME	PERSIMMON HOMES.
	ADDRESS	45-47 STATION RD GERRARDS CROSS. BUCKS
	POST CODE	SL9 8ES PHONE 01753-892893.
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	MR MARK BARRELL.
	ADDRESS	AS ABOVE.
	POST CODE	PHONE
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	71-87 EASTCOURT AVENUE. EARLEY
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		ERECTION OF 8 DWELLINGS WITH CONSERVATORIES. AMENDED - APPLICATION F/2001/5058.
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.302.
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNER.
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	11361-SK1, SK2, SK3; 1000. SITE LOCATION PLAN. / 220202/102

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

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

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

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

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

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

1769b

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

RESIDENTIAL, INDUSTRIAL

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS?

YES/NO

If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED?

YES/NO

If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

Bricks THORNBURY MULTI-RED, PLOTS 1, 7, 8. KENTISH YELLOW - PLOTS 2, 3, 4, 5, 6
TILES - FORTICRETE GEMINI - BROWN
RENDER CREAM. PLOTS 3, 4, SIDE ELEVATION TOP.

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

SEE SITE PLAN. - 1136 1 - 1000.

16. HOW WILL SURFACE WATER BE DISPOSED OF?

SOAKAWAY.

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/NO

If no, please give details

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

SEE SITE LAYOUT. - 1136 1 - 1000

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

YES.

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

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	9 8 1 4 *	0 1 0 *	1 1 4 *
BUNGALOW	1 *	1 *	1 *
FLAT/MAISONETTE	1 *	1 *	1
OTHER	1 *	1 *	1 *

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE?

YES/NO

* STATE No. OF HABITABLE ROOMS

If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS?

YES/NO

If YES, please ask for and complete Part 3 of the form

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

NO FEE - Because Amendment to original Application

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 Mark Barnett ON BEHALF OF Persimmon Homes DATE 30-10-02

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

1769c

PLANNING APPLICATION

PART 2

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

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

	USE CLASS	Existing floor space		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL				

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

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing		
Proposed		

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

28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier
b) Will these premises be vacated?

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

Existing Staff	Transferred Staff	New Staff	Total

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES?
If so, state this material, the quantity and method of storage.

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

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

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

WHAT ELSE MAY YOU HAVE TO DO ?

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

Special forms are available for these types of applications.

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

WHAT HAPPENS TO THE APPLICATION ?

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

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

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

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

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

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

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

HOW LONG WILL IT TAKE ?

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

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

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

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

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

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

DATA PROTECTION ACT 1984

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

1933

ADDRESS 71 EASTCOURT AVENUE PARISH EARLEY

PLOT No.: ORD.SHEET No. SU.7472(46)

Planning No.	Building No.	Applicant	Description of Development	Date	Decision	
					Building	Planning
99/70525		Beazer Homes	Demolish Bldg & erect flats	16.3.00		REF
E/2000/2364		"	"	11.4.01		REF
E/2001/5058		Persimmon Homes	Det. house & garage W/D	16.4.02		C/A
E/2001/5059		Persimmon Homes				
E/2002/7945		" "	8 dwell + conservatories			

MINISTRY DECISION: 2364 - APPEAL ALLOWED - 23/1/02

SPECIAL ORDERS:

1789/a

SECTION 66 CERTIFICATE

Application No. 2002/7945

25.JAN.2002 7945

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

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

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

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

CERTIFICATE A

I certify that:

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

CERTIFICATE B

I certify that:

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

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

CERTIFICATE C

I certify that

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

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

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

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

  (b) .....

  .....

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

  the (c) .....

  on (d) .....

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

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

the (c) . . . . . .

on (d) . . . . . .

(b) Insert description of steps taken

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

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

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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

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

OR

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

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

Signed . . . Mark Barnell . . . . . .

On behalf of . Persimmon Homes . . . . . .

Date . . 15-11-02 . . . . . .

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

1789/a

SECTION 66 CERTIFICATE

25 NOV 2002 7945

WOKINGHAM DISTRICT COUNCIL

Application No. 2002/7945

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) of any part of the land to which the application relates.

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

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

+ See Note (a) to Certificate A

OR

CERTIFICATE C

I certify that

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

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

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

(b) Insert description of steps taken.

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

(b) . . . . . .

. . . . . .

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

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

the (c) . . . . . .

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

on (d) . . . . . .

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

on (d) . . . . . ●

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

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

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

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

OR

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

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

Signed . . . Mark Bamell . . . . . .

On behalf of . Persimmon Homes . . . . . .

Date . . 15-11-02 . . . . . .

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

1789/a

SECTION 66 CERTIFICATE

Application No. 2002/7945

25 NOV 2002 7945

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

CERTIFICATE A

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

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

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

+ See Note (a) to Certificate A

OR

CERTIFICATE C

I certify that

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

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

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

(b) Insert description of steps taken.

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

(b) .....

.....

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

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

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

the (c) .....

on (d) .....

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

on (d) . . . . . ●

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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

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

OR

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

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

Signed . . . Mark Bamell.

On behalf of . Persimmon Homes

Date . 15-11-02

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

1789/a

SECTION 66 CERTIFICATE

Application No. 2002/7945

25.NOV.2002 7945

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) of any part of the land to which the application relates.

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

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

+ See Note (a) to Certificate A

OR

CERTIFICATE C

I certify that

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

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

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

(b) Insert description of steps taken.

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

(b) .....

.....

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

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

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

the (c) .....

on (d) .....

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) .....

.....

(b) Insert description of steps taken

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

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

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

on (d) .....

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

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OR

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

Signed ... Mark Barnett.....

On behalf of ... Persimmon Homes.....

Date ... 15-11-02.....

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

1789/a

SECTION 66 CERTIFICATE

Application No. 2002/7945

25.NOV.2002 7945

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

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

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

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

CERTIFICATE A

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

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CERTIFICATE C

I certify that

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  (b) .....

  .....

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

  the (c) .....

  on (d) .....

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

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

on (d) . . . . . ●

(b) Insert description of steps taken

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

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

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Signed . . . Mark Bamell.

On behalf of . Persimmon Homes

Date . . 15-11-02

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

WOKINGHAM DISTRICT COUNCIL

PLANNING SERVICES

Fax Cover Sheet

DATE: Jan 25th 2005

TO: _____

FROM: Lynn Oliver

NUMBER OF PAGES INCLUDING THIS HEADER SHEET: 6

RECIPIENT FAX NUMBER: _____

OUR FAX NUMBER: (0118) 974 6484

SUBJECT: F/2002/7945

NOTES:

REASON FOR ERROR
E-1) HANG UP OR LINE FAIL
E-3) NO ANSWER
E-2) BUSY
E-4) NO FACSIMILE CONNECTION

P. 1

* * * COMMUNICATION RESULT REPORT (25. JAN. 2005 14:54) * * *

FAX HEADER:

TRANSMITTED/STORED : 25. JAN. 2005 14:53
FILE MODE | OPTION | ADDRESS | RESULT | PAGE

476 MEMORY TX | 901189366667 | OK | 6/6

WOKINGHAM
DISTRICT COUNCIL

PLANNING SERVICES

Fax Cover Sheet

DATE: Jan 25th 2005

TO: _____

FROM: Lynn Oliver

NUMBER OF PAGES INCLUDING THIS HEADER SHEET: 6

RECIPIENT FAX NUMBER: _____

OUR FAX NUMBER: (0118) 974 6484

SUBJECT: F/2002/7945

NOTES:

WORK SHEET FOR : Angela Odell

Application Number : F/2002/7945

Applicant : Persimmon Homes C/O Mr M Barrell.

Location : Land At 71 - 87, Eastcourt Avenue, Earley, Reading.

Proposal : Proposed erection of ~~8~~ 6 dwellings with conservatories (on plots 1 and ~~4~~-8) Amendment to consent F/2001/5058.

Site Notice Displayed ? : YES [ ] NO [ ] DATE [ ]

Date of Neighbour Notifications : .....

Date of Site Visit : 16. 12:02

Date Registered : 25/11/2002

Earliest Date for Decision : 20/12/2002

Latest Consultation Date/Site Notice Expiry Date : 20/12/2002

This application will have expired on: 20/01/2003. 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 : Highway officer: No objection..

- Tree officer: No arboricultural implications for conservatories (but refers to landscaping needed in terms of replanting where trees lost, + position of surface water sewer).
- Earley T.C: No objection
- Letter of objection from No. 44 Palmerstone Rd. in relation to conservatory on plot 3 (this now deleted from application).
- Env. Health officer: asks for same conditions as previously to be attached.

Planning Issues :

Then I have put conditions as previously. Although I expect that some have already been approved, they will not have been under the current application No ✓

Thanks

Ryi

Application Number: F/2002/7945

Appraisal :

See attached report.

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

F/2002/7945 – Appraisal

Proposal
Is to erect conservatories at the rear of each of 6 of the houses (plots 2 & 3 now removed from the current application). Each conservatory would be 3.1m. wide, 3.3m. deep and up to 3m. high to top of pitched roof. They would be glazed with brick plinths.

Relevant planning history
Application F/2001/5058 was granted permission on 16.4.02 for the erection of 8 houses on the site in the same layout as for the current application. Permitted development rights for extensions were not removed.

Appraisal
The only point to be considered is the effect of the proposed conservatories. As permitted development rights were not removed, all the 8 conservatories now proposed would be permitted development if the houses under construction were already occupied.

Effect on street scene
As all the proposed conservatories are at the rear of the houses, there would not be a significant effect on the street scene.

Effect on neighbouring properties
Plot 1: As the proposed conservatory would be on the far side of the new house about 7m. from the side boundary with 1.8m. fencing along boundary, consider effect would be acceptable.
Plot 4: Proposed conservatory would be between 1.4m. and 2m. from the side boundary, which has 1.8m. fencing along it. As the rear elevation of No. 50 Palmerstone Road would be at least 19m. away, consider effect acceptable.
Plot 8: As the proposed conservatory would be on the far side of the new house about 8.3m. from the side boundary with 1.8m. fencing along boundary and the new garage partly between, consider effect would be acceptable.
Proposed conservatories on plots 5, 6 and 7 would not be adjacent to any existing properties.
Letter of objection from 44 Palmerstone Road: No. 44 backs onto the side of plot 3. As the proposed conservatory on plot 3 (and 2) now removed from this application, their concerns about overlooking and light from within the conservatory on plot 3 not now applicable.

Recommendation: conditional approval, with conditions as previously.

Application Number F/2002/7945 N.B. Title alt – see page 1 of report
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			Conditions as for F/2002/5058 but
			note alterations to conditions 2 and 10 and deletion of
			informative No. 1.
			Add new condition No. 23 as follows:
23			This permission expressly excludes the
			dwellings shown on plot 2 and 3 on drawing No.
			1136) – 1000 in accordance with the
			applicants' letter dated 17/12/02.
		Reason-	For the avoidance of doubt.

RECORD OF SITE VISIT

SITE ADDRESS: Land At 71 - 87 Eastcourt Avenue Earley Reading.

APPLICATION NUMBER: F/2002/7945

OFFICER: Angela Odell

DATE OF SITE VISIT: 16.12.02

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS Mix of house types in established residential area.

3. DESCRIPTION OF SITE/BUILDING Houses under construction and nearing completion.

4. RELATIONSHIP TO ADJOINING PROPERTIES House at No. 87a adjacent to plot 8. Existing ~~houses~~ dwelling to rear of site ~~[illegible]~~ and also house at No. 69.

5. SITE CONSTRAINTS

TREES Some conifers on side boundary of No. 4.

ACCESS/PARKING —

LEVELS Flat.

BOUNDARY TREATMENT 1.8m fencing on boundaries adjacent to proposed conservatories on plots 1, 4 & 8

OTHERS

PERSIMMON

PERSIMMON HOMES (THAMES VALLEY) LIMITED
45-47 Station Road
Gerrards Cross
Buckinghamshire
SL9 8ES
Tel: 01753 892893
Fax 1: 01753 892898
Fax 2: 01753 895537
DX 40250 Gerrards Cross
www.persimmonhomes.com

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MS N LAKE
WOKINGHAM DISTRICT COUNCIL
SHUTE END
WOKINGHAM
BERKS
RG40 1WN

31st Feb 2002

F/2002/4945

SECTION 80 NOTIFICATION OF DEMOLITION

Dear Ms Lake,

Ref: 71 – 87 Eastcote Avenue, Earley - Reading
Appeal Planning Application Ref. APP/XO360/A/01/1073316

I hereby serve notice of our intention to commence demolition of the existing dwellings under section 80 at the above site address.

Yours sincerely,

pp

Keith Muller
Contracts Manager
Persimmon Homes (Thames Valley) Ltd.